



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice January 27, 2025

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, January 27, 2025, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Monday, January 24, 2025, at 10:00 am. Please note that all times are estimates; individual agenda items may occur earlier or later than the time noted.

The Arlington Redevelopment Board will meet Monday, January 27, 2025 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

7:30 pm The Board will review and vote on meeting minutes from January 13, 2025.

2. Discussion of 1207-1211 Massachusetts Avenue

7:35 pm The Board will discuss the progress of the development at 1207-1211 Mass Ave with the developer, James Doherty.

The materials from the November 6, 2023, public hearing on a permit extension for this project are available here:
<https://www.arlingtonma.gov/Home/Components/News/News/13618/3864>

3. Public Hearing: Docket #3831, 1323 Massachusetts Ave

8:00 pm Notice is herewith given that an application has been filed on November 21, 2024, by Asael Sanchez, Fiesta Bites Pizzeria, 1323 Massachusetts Ave, Arlington, MA, 02476, to open Special Permit Docket #3831 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to replace the wall and window signs located at 1323 Massachusetts Ave, Arlington, MA, in the B3 Village Business District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

4. Public Hearing: Docket #3837, 1011 Massachusetts Ave

- 8:30 pm Notice is herewith given that an application has been filed on December 23, 2024, by Scott Hefter, 55 West Eagle LLC, 1011 Massachusetts Ave, Arlington, MA, 02476, to open Special Permit Docket #3837 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes a change of use for the property located at 1011 Massachusetts Ave, Arlington, MA, in the B1 Neighborhood Office District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.
- Applicant will be provided 10 minutes for an introductory presentation.
 - DPCH staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
 - Members of the public will be provided time to comment.
 - Board members will discuss Docket and may vote.

5. Public Hearing: Docket #3834, 30 Mystic St

- 9:00 pm Notice is herewith given that an application has been filed on December 9, 2024, by Qing Gao, Cambridge Center for Chinese Culture, 410 Trapelo Rd, Belmont, MA 02478, to open Special Permit Docket #3834 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to renovate the existing commercial building located at 30 Mystic St, Arlington, MA, in the B3 Village Business District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.
- Applicant will be provided 10 minutes for an introductory presentation.
 - DPCH staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
 - Members of the public will be provided time to comment.
 - Board members will discuss Docket and may vote.

6. Discussion of Citizen Petitions for 2025 Town Meeting Warrant Articles

- 9:30 pm The Board will hear from representatives of a citizen working group for an affordable housing overlay, and a resident regarding business uses in residential districts.

7. Discussion of Board Articles for 2025 Town Meeting Warrant Articles

- 10:00 pm The Board will discuss and vote on warrant articles to advance to 2025 Annual Town Meeting.

8. Discussion of Warrant Article Hearings Timeline

- 10:30 pm The Board will discuss their timeline for hearings on Warrant Articles to be presented to Annual Town Meeting.

9. Open Forum

- 10:40 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made, the night of the presentation. There is a three-minute time limit to present a concern or request.

10New Business

10:50 pm

11Adjourn

11:00 pm (Estimated)

12Correspondence

- 1/13/2025 - Stamps, S.
- 1/21/2025 - Annese, R.
- 1/27/2025 - Roth, R.
- 1/27/2025 - Tarantino, M.



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:30 pm The Board will review and vote on meeting minutes from January 13, 2025.

ATTACHMENTS:

Type	File Name	Description
▢ Meeting Minute (draft)	01132025_DRAFT_Minutes_Redevelopment_Board.pdf	01132025 DRAFT Minutes Redevelopment Board

Arlington Redevelopment Board
Monday, January 13, 2025, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMI.

PRESENT: Rachel Zsemlery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Organizational Meeting.**

Mr. Lau moved to nominate Ms. Zsemlery as Chair. Ms. Zsemlery accepted the nomination, and Mr. Benson seconded. The Board voted unanimously in favor.

Mr. Benson moved to nominate Mr. Lau as Vice-Chair. Mr. Lau accepted the nomination, and Ms. Korman-Houston seconded. The Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – Review Meeting Minutes.**

December 14, 2024, minutes – Mr. Lau made one change. The Chair requested a motion to approve the minutes as amended. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

December 16, 2024, minutes – The Board members made no changes to the draft minutes. The Chair requested a motion to approve the minutes as submitted. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – Public Hearing: Docket #3834, 30 Mystic Street.**

Ms. Ricker explained that as DPCD staff reviewed the application, it became clear that the Board would need further clarification about some issues. The site encompasses two different zoning districts and a small area of right of way. She asked the applicant to provide a supplemental narrative and a more detailed traffic circulation plan. In order to provide the materials requested, the applicant requested a continuance to January 27, 2025.

The Chair asked for a motion to continue Docket #3834, 30 Mystic Street, to January 27, 2025. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 4 – Public Hearing: Docket #3821, 1513-1515 and 1517-1519 Massachusetts Avenue (continued from December 2, 2024).**

Ms. Ricker explained that the Board had previously asked for additional information from the applicant, which has been received. She noted that the project has met the requirements for bicycle parking, and that the applicant is seeking to leave the utilities above ground.

The applicants were represented by attorney Matt Eckel and owners Ilya Zvenigorodskiy and Gene Bernshtein from IG Investments. Architect Eric Zachrison was on his way. Mr. Eckel noted that they made some slight changes to the design. They relocated the bicycle parking, so that they are now proposing eight long-term parking spaces, as well as two short-term spaces in front of the commercial space. They have also indicated the locations of four street trees on the latest plans, as well as additional landscaping around three sides of the property. They have added a screened trash and

recycling area in the rear of the parking area. The floor plan has stayed the same. They have changed the design of the windows so that the bay windows are somewhat smaller than previous, and the windows and balcony doors are in alignment. They removed the windows in the sprinkler room and parking area. They have identified a sign band above both the residential and commercial entrances. They clarified the band between the first and second stories, and they brought the windows from into alignment from the front to the side of the building. He shared the open space calculations, which includes landscaped open space and the balconies and patios for each unit. They are also providing landscaped buffers along the neighboring property and the Minuteman Bikeway.

The Chair noted that the plot plan shows two proposed curb cuts, but all the drawings all show only one driveway, all the way on the left. Mr. Eckel said that they only intend to have one curb cut on the left; the other was accidentally left on the plot plan from an earlier proposal.

The Chair also asked for clarification about which parking space could be used as an accessible space. Mr. Eckel explained that two spaces could potentially be accessible.

The Chair explained that window film counts as a sign, so when they are ready to bring a sign application, any film used will be counted toward the total signage. They will need to maintain the overall transparency required by the bylaws for commercial spaces.

Mr. Lau noted that the band between the stories on the side elevations does not continue across the front. He would like to know what will happen at the corners, because it will be awkward for the band to just stop. Mr. Bernshtein said that they would add corner detailing. Mr. Lau asked what that corner detailing would look like, and Mr. Bernshtein said that they have not determined that yet. Mr. Lau said that the corner will be prominent, and he would like to see how the detailing will look.

Mr. Lau said that he would like the wall between the sprinkler room and the main entrance left open, so that you can see into and out of the garage. At the previous meeting, he told them that a window into the garage was not required, and he suggested that they leave it fully open, but they opted to remove the window and replace it with a wall.

Mr. Revilak asked for clarification that they will be using lockers for bicycle storage. The applicant confirmed that they do intend to use lockers. Mr. Revilak noted that the spaces appear large enough for cargo bikes, which he appreciates. He also asked if the applicant could show where the external mechanical systems will be. They pointed out the boxes labeled "condenser" shown on the site plan to the right of the commercial space.

Mr. Benson said that he disagrees with Mr. Lau about the band on the sides; he is fine with not continuing the band around the front. He would prefer an open space into the garage, but he thinks a solid wall is also okay. He asked if EV charging stations will be included. Mr. Bernshtein said that they were included on the original plan, and they were inadvertently left off the revised plan. They hope to include an Level 2 charger for every space, but it might be one every two spaces.

Mr. Benson noted that the plot plan and the site plan have a discrepancy about bicycle parking. Mr. Eckel replied that the plot plan is outdated, as it does not show the bicycle shelter. The shelter will have six spaces, and the space between the parking and the first floor unit will accommodate two larger bikes.

Mr. Benson noted that the LEED checklist has only 11 YESes and 95 NOs, but given that the building will be all-electric and will have solar on the roof, they should be able to have many more YESes. Mr. Eckel said that they focused on meeting the requirements of the zoning bylaw and the stretch code rather than on LEED certification, given that the stretch code is actually stricter. Mr. Benson said that the Board does not expect them to get LEED certification, but the Board would like the checklist to be accurate so that they can better assess the project.

Mr. Benson asked if the units would be rental or ownership. The applicant replied that they would be ownership.

Ms. Korman-Houston said that she expects that by meeting the stretch code requirements, they probably could have at least 50 points on the LEED checklist without changing any of their plans.

Ms. Korman-Houston asked if they are planning to install solar panels, or just be solar-ready. Mr. Bernshtein said that their understanding is that the roof needs to be solar-ready. Mr. Benson said that they are actually required to install solar energy.

Ms. Korman-Houston asked if the bicycles in the shelter would exit into the garage. Mr. Bernshtein said that they would exit into the driveway, which is all open-air. The overhang is only over the parking spaces, not over the driveway.

Ms. Korman-Houston asked how deep the two recessed areas are. The applicant said that they are about five feet deep.

Ms. Korman-Houston said that she prefers to have the band only on the sides, not on the front. Her preference is also not to have an opening into the garage.

The Chair opened the floor to public comment. Seeing no one who wished to speak, she closed public comment.

The Chair summarized issues raised by the Board:

- Overall, the Board supports the project and appreciates the work put in.
- If the Board votes at this meeting, they would need to note that the plot plan is outdated; only the site plans and drawings would be approved.
- At least two Level 2 EV chargers will be included.
- The Board will request an updated LEED checklist.
- The Board will clarify that the project must include solar upon completion.
- The Board will need to come to agreement about the horizontal banding on the sides and the related termination or turning detail of that element, and the openness of the first floor and garage.

The Chair also noted that this project will require relief under the following Sections of the Zoning Bylaw:

- Section 5.5.2.A, the required 20-foot front setback – the Board has discussed this at previous meetings and indicated that they would be in favor of granting relief
- Section 3.4.4, the requirement that the utilities be underground

The Chair said that she does not think that the horizontal band needs to continue around the corner onto the front of the building, but she would like to see a vertical element on the corners where the band terminates. Mr. Benson agreed and suggested adding it to the special permit conditions. Mr. Revilak agreed. Mr. Lau said that he would agree to that as long as administrative approval of the vertical corner element is required. He asked that Ms. Ricker share the plans with him when she receives them.

The Chair said that she would prefer not to see into the garage. She also likes having trees and other plantings in front of the building, and she thinks those plantings will soften the solid walls in front of the garage and sprinkler room. Ms. Korman-Houston agreed; she would prefer to have the cars hidden. Mr. Benson and Mr. Revilak agreed. Mr. Lau said this is a small issue for him, and he is fine with keeping the solid wall.

Mr. Eckel said that now that the project is smaller than initially planned, the estimates they received for solar are borderline financially infeasible. They support solar, but they don't want it to kill the project. He knows that there are possible exceptions to the solar requirement and asked what the options are. Mr. Benson said that in order not to install solar, they would have to return to the Board and ask for an exemption, based on one of the exemptions included in the bylaw. The Chair read the list of possible exemptions and noted that none of the exemptions apply to this project. Mr. Zvenigorodskiy said that any energy produced would need to be divided among the five units, and it is unlikely to produce enough energy to provide a significant benefit to any individual owner, which would make it difficult for them to increase the purchase price of the units enough to cover the costs. Mr. Benson said that the requirement is actually not solar panels, just solar energy. They could potentially install a solar hot water system instead, which might be more cost-effective. Ms. Korman-Houston noted that ownership of the roof does not have to be divided equally among all five units. They could create the condo agreement such that only two units own the roof for example, and those two units could each get half the benefit of the solar energy produced, including tax benefits. Mr. Benson noted that it is also possible to lease the panels rather than purchasing them, which would reduce the cost. Mr. Lau noticed that there are actually six units, including the commercial space, so the costs could be split six ways.

The Chair asked for a motion to find that this application meets the requirements of Environmental Design Review (EDR), to provide relief from Section 5.5.2.A regarding the 20-foot front setback, to provide relief from Section 3.4.4 regarding the requirement for underground utilities, to strike condition 8 (regarding underground utilities) from the list of Special Permit/EDR conditions, to require at least two Level 2 EV chargers in the parking area, to allow for only one curb cut, to require an updated LEED checklist, to require that solar be incorporated on the roof, and to require that the applicant seek administrative approval from DPCD for the vertical corner treatment of the two side elevations. Mr. Revilak so moved, Ms. Korman-Houston seconded, and the Board voted unanimously in favor.

The Chair closed the hearing for Docket #3821, 1513-1515 and 1517-1519 Massachusetts Avenue.

The Chair moved to **Agenda Item 5 – Public Hearing: Docket #3798, 821 Massachusetts Ave (continued from October 21, 2024).**

Ms. Ricker explained that the applicants submitted several documents that the Board had previously requested. The most significant change is the addition of one ground-floor accessible residential unit.

The applicant was represented by attorney Mary Winstanley O'Connor and architect Andres Rojas. Mr. Rojas said that the addition of the ground floor accessible residential unit has not changed the overall footprint or massing of the building, and the first floor also has two retail units. They also located a sign band on the front elevation. They changed the materials to include the use of stone, particularly on the side elevations facing the church and CVS. Mr. Rojas shared samples of materials with the Board. They opted for vertical elements compatible with the vertical elements on the church, along with stone that is not identical to the stone of the church, but is more compatible with it. They have also added fins that tie all the elevations together. They were also asked to add trim the windows, so they're not just punched into the wall. They've added lintels and sills to all the windows. The Board also asked about potential problems with the solar panels and cabling on the roof being accessible from the roof decks. The applicant discussed that with the solar provider, who said that nothing will be accessible. They added handicapped parking close to the entrance to the accessible unit. They've changed all the fences to six-foot, solid wood fences.

Mr. Revilak asked why they chose to add a first-floor residential unit. Mr. Rojas said that the previous plans included a three-story townhouse-style unit in the back, but they changed that to a one-bedroom accessible unit on the first floor, and a two-story, two-bedroom unit above it. The two front units facing Mass Ave are mostly unchanged from the previous design. Mr. Revilak asked if they would be rental units, and Ms. Winstanley-O'Connor said that they would.

Mr. Benson noted that the application still shows a Floor Area Ratio (FAR) maximum of 1.0, which is incorrect. The maximum FAR is 3.0 for mixed-use of 20,000 square feet or less, and 2.0 for greater than 20,000 square feet. They are proposing an FAR of 0.59 for this project, so it is well below, but they should have submitted something showing how they reached the calculation of the FAR of the project.

Mr. Benson asked if there will be an EV charging station, and if so, where it would be. Mr. Rojas said that there will be a charging station between the first two parking spaces.

Ms. Korman-Houston said that she thinks that some of the items in the dimensional table refer to the entire site, including the CVS, while others refer only to the portion of the property with the proposed new building, making it somewhat unclear. She asked them to revise the dimensional table to indicate which building(s) and areas of the site are being referred to, in some cases including two different dimensions, one for each portion of the site.

Mr. Lau said that he does not see this design fitting into its location well. It does not relate to the church and to CVS on either side. He understands that they picked the stone to mimic the church, but he does not think it does so effectively. The scale is incompatible with the buildings on either side and across the street.

The Chair said that the renderings do not match the elevations, so she does not understand what the building will look like. The vertical articulations added on the front elevation are not shown on the rendering on the cover sheet. There are many different building materials proposed, not all of which work together. The stone is not encasing any type of volume, so it just looks stuck on.

The Chair asked the height of the sign band. Mr. Rojas said that he does not have the measurement. Based on the elevation, the Chair is not sure that the sign band is large enough to be clearly visible from the street.

The Chair asked if the materials continued above the cornice. Mr. Rojas said that the parapet is above the cornice line, and the materials do continue. Mr. Lau said that the cornice is very large and feels out of scale with the rest of the project.

Mr. Lau asked why they added fins. Mr. Rojas responded that they provide privacy for the balconies. Mr. Benson said that the fins on the north side are unnecessary for privacy between the units. He also said that this proposal does not relate to the architecture of the neighboring buildings. The stone is a nice look, but it doesn't fit the overall architecture of the project. The Chair said that it would make more sense to use the stone in a larger field where it creates volume. The scale of the stone also creates a look that is more appropriate for a suburban home; although it pays homage to the color of the church, the style doesn't match. She would prefer a smoother limestone, but then she would significantly reduce the amount of aluminum panel. The proposed building has two strong architectural elements right now, three with the inclusion of the wooden fins, and they are not cohesive – they are in conflict with each other for prominence. They need to pick one to be the primary element, and use the other only as an accent.

Ms. Winstanley-O'Connor asked for clarification about whether Mr. Benson and Mr. Lau have a problem with the underlying architecture or just the cladding. They both replied that they are okay with the architecture, but they do not like the way it's carried out in this proposal. Mr. Benson said he thinks the cladding is inappropriate.

Mr. Revilak noted that there are three materials and colors – the yellow stone, the gray imitation sideboard, and the metal wood finish. He would prefer to see only two.

The Chair opened the floor for public comment.

- Marina Popova, 255 Ridge Street – A petition with 450 signatures asks the Board to consider the 100-year-old tree on this property as a historical artifact and something that the neighborhood benefits from. She does not see anything on these plans about saving the tree. If the building were shifted a little closer to CVS, as was proposed in a previous plan, the tree could be saved.
- Peter Bloom, 15 Jason Terrace – He appreciates the Board's efforts to aesthetically improve the proposed building. Preserving the pine tree would provide relief to the view of the building presented to the public. In other locations, the building would not be particularly noticeable, but knowing that it's replacing a historic house, it pains him to think how it will contrast with the neighborhood around it, especially without the tree. It would have been a nice gesture to the community for the developer to try to preserve the tree.

Seeing no one else who wished to speak, the Chair closed public comment.

The Chair summarized what the Board is asking of the applicant:

- An updated application, including an update to the full dimensional table, specifically identifying where the entire parcel, including the CVS, is referenced, versus where the new building and its site alone are being referenced; in some cases, they may need to provide two numbers side by side, specifically the FAR, the height, and the bicycle and car parking.
- Revised plans related to building design and articulation:
 - reducing the number of materials or identifying a primary material
 - taking another look at the building architecture relative to the adjacent properties, possibly including the roofline, the volume of the façade, removing the fins and using a different screening element between the balconies, breaking down the scale
 - reconsidering the east façade that faces the church as almost a second front façade, because it is so visible from Mass Ave, including a consideration of how the two façades meet at the southeast corner

Mr. Rojas asked if it was possible to meet with DPCD staff and/or Mr. Lau or the Chair to discuss potential ideas. The Chair replied that it would be, and he should contact Ms. Ricker to set that up.

The Chair asked for a motion to continue Docket #3798, 821 Mass Ave, to March 10, 2025. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 6 – Public Hearing: Docket #3348, 821-837 Massachusetts Ave (continued from October 21, 2024).**

The Chair noted that this docket was opened so that the Board could amend the original Special Permit for the property under discussion in Docket #3798. She asked for a motion to continue Docket #3348, 821-837 Mass Ave, to March 10, 2025, as well. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 7 – Discussion of 2025 Annual Town Meeting Warrant Articles Memo.**

The Chair clarified that the Board is not holding any hearings relating to warrant articles at this meeting. The Board will discuss which warrant articles they would like to advance to 2025 Town Meeting. On January 27, 2025, the Board will vote on the warrant article language to be submitted. Public hearings on those warrant articles will be held in March and April.

Ms. Ricker shared that DPCD staff wrote a memo regarding potential warrant articles. The memo divides the articles into those that are high, medium, and low priority. The Chair noted that the Board needs to craft specific warrant article language for any that it wishes to advance to Town Meeting before January 27, 2025.

Accessory Dwelling Units

The first high priority articles relates to Accessory Dwelling Units (ADUs). Massachusetts has passed legislation regarding ADUs. DPCD staff has determined that the Zoning Bylaw is already mostly in compliance with the new legislation and will only require minor changes. Section 5.10.2.C will need to be amended to eliminate the owner occupancy requirement, and Section 5.10.2.B.(1).d will need to be amended to allow by Special Permit more than one ADU per principal dwelling unit in a single-family district. The Board should discuss whether to allow that provision in all districts that allow ADUs.

The Chair noted that the Board also needs to discuss the issue of ADU proximity to the property line, particularly with respect to conversion of garages. Mr. Revilak said that the Zoning Bylaw requires a Special Permit for ADUs within 6 feet of a property line. Many properties have garages that are less than 6 feet from the property line; out of 10 ADUs that have been permitted, about half of them have required a Special Permit because they are conversions of garages that are within 6 feet of the property line. Mr. Benson said that they could amend the Zoning Bylaw to allow conversion of an existing structure within 6 feet of the property line to an ADU, without allowing new construction of an ADU within 6 feet of the property line. Mr. Lau noted that such a change would allow someone to build a garage close to the property line with the intention of converting it to an ADU at some future point without having to get a Special Permit, given that garages of masonry construction can be built right up to the property line. Mr. Benson noted that a one-story garage close to a neighbor's property line is different from a two-story ADU on the property line in terms of privacy and its effects on the neighboring property. Mr. Revilak noted that the purpose of the new state legislation is to make it easier to build ADUs. Requiring a Special Permit for the conversion of an existing structure to an ADU if it is close to the property line, rather than allowing it by right, goes against the spirit of the new legislation. The Chair proposed writing the warrant article broadly enough to continue to consider the specifics of this issue.

Mr. Revilak noted that this relates to the Special Permit requirement for additions of 750 square feet or more outside of the original building permit. Given that building an ADU of that size, either as an addition to the original building or as a free-standing structure, can be done by right, the Special Permit requirement for large additions seems unnecessary.

The Chair said that the warrant article will need to reference amending Section 2, Definitions, and Section 5.10.2, Accessory Dwelling Units. Mr. Revilak said that it should also include Section 5.4.2.B.(6), regarding large additions.

The Chair asked Mr. Revilak to create warrant article language prior to the January 27, 2025, meeting.

Amend or Eliminate B1 Zoning Districts

Ms. Ricker said that DPCD staff identified 123 parcels that are currently zoned B1, Neighborhood Business. They are mostly along the entire length of Mass Ave in Arlington. The parcels represented about 22% of business districts. Staff recommends that B1 parcels be rezoned as B2A which would allow for taller height and increased floor area ratio and provide greater flexibility for property owners seeking to redevelop their property, especially for mixed use. B2A also

includes relative dimensional requirements given the overall width of the right of way that the parcel sits on, which may also serve to provide dimensional control to some redevelopment.

Mr. Revilak asked why staff recommended B2A rather than B2. Ms. Ricker replied that it was the additional dimensional requirement as it relates to the right of way, so that the size of a proposed project would be justified in part by the size of the street

Mr. Benson noted that not all B1 parcels are on Mass Ave, and the Board needs to look more closely at the parcels on smaller streets, some of which might more appropriately remain zoned B1. The Chair noted that the warrant article language does not need to include specific parcels. She would like to have a timeline of all notification and other requirements by the January 27 meeting. Ms. Ricker noted that this proposed article would require a zoning map change as well as a zoning bylaw change, so that would need to be included in the warrant article language.

The Chair said that she would work with Ms. Ricker on creating warrant article language prior to the January 27, 2025, meeting.

Revise and Combine Duplicate Zoning Bylaw Sections

Mr. Benson said that Sections 5.3.21.A(1) and Section 5.3.7.A almost entirely duplicate each other, except that each has one subsection that is not in the other. He would also like to change their formatting so that they are easier to understand and cite specific sections.

Mr. Benson has been working with Marisa Lau, DPCD Senior Planner, on potential main motion language, and they will also create warrant article language prior to the January 27, 2025, meeting.

Eliminate the Inland Wetland Overlay District

The Chair noted that the Board does not need to do anything directly related to this article. Ms. Ricker will work with David Morgan, the Conservation Agent, to create the warrant article language and bring it to the Board. Ms. Ricker said that she has confirmed that the Chair of the Conservation Commission, the Conservation Agent, and the Director of Inspectional Services will all be at Town Meeting on the night this warrant article is taken up.

Definition of Lot Coverage

The Chair noted that Christian Klein, Chair of the Zoning Board of Appeals, sent a memo proposing potential main motion language for this article, but not warrant article language. She asked Ms. Ricker to work with Mr. Klein to draft warrant article language prior to the January 27, 2025, meeting.

Parking in Residential Districts

The Chair said that this proposed warrant article relates to situations in which a second curb cut is requested. Mr. Klein's memo also included proposed main motion language for this article, but not warrant article language. Mr. Klein's proposal is a minor rewrite of Section 6.1.10.A, Residential Parking Requirements.

Mr. Benson said that he has some questions about whether some of Mr. Klein's proposed language could potentially lead to unintended consequences, specifically where it refers to changes in where parking is allowed on corner lots. Mr. Revilak said that Mr. Klein's proposal is designed to avoid situations in which a long driveway snakes all the way around the building in order to avoid parking in either of the front yards on a corner lot.

The Chair said that the Board can write the warrant article language without deciding on that particular issue. She asked Mr. Revilak to work with Ms. Ricker and Mr. Klein to write the warrant article language prior to the January 27, 2025, meeting.

Rezoning Church Properties Currently Zoned R1

The DPCD memo identified this as a medium priority issue. She asked the Board if they would like to advance this warrant article this year, or push it back to 2026 Town Meeting. Mr. Benson said that he would like to know if any

churches are considering closing or selling their properties, in which case it would be good to deal with this issue sooner. If not, it would make sense to include this issue in the Master Plan Update.

Mr. Revilak noted that regarding traffic and circulation, churches are similar to performance venues in that a lot of people come at once, stay for a while, and then leave, which is an unusual traffic pattern for a residential area.

The Board agreed to postpone this issue to 2026 Town Meeting.

Change Environmental Design Review Applicability for homes abutting Minuteman Bikeway

The Chair said that this issue should be a high priority. It will require amending Section 3.4.2.A. She asked Mr. Benson to work with Ms. Ricker and Ms. Lau on the warrant article language prior to the January 27, 2025, meeting.

Explore removal of Special Permit requirement for renting of up to 3 rooms in residential districts

The DPCD staff memo identified this as a low priority. The Board agreed to postpone it to 2026 Town Meeting.

Comprehensive review of Open Space requirements

The DPCD staff memo identified this as a low priority. The Board agreed to postpone it to 2026 Town Meeting.

Open Space/Cemetery Rezoning

The DPCD staff memo identified this as a low priority. The Cemetery Commission was not interested in rezoning cemeteries. Mr. Benson asked if they were presented with the idea of cemeteries being rezoned as open space, or as a new zoning category specifically for cemeteries. Ms. Ricker said that they were presented with both ideas, and they were not interested in either.

Budget request for shared resource for signage and vacant storefront enforcement

The Chair noted that this request must be postponed to 2026, because the window for budget requests for 2025 Town Meeting has closed.

Cannabis Social Consumption Establishments

The Chair said that this amendment will require more work, so it should be postponed.

Artist Housing

The Chair said that the Arlington Commission for Arts and Culture (ACAC) has updated their standards and guidelines, and no action from the Board is required.

Liquor Control Laws

The Select Board is taking up two recommendations for policy changes that will not need to go to Town Meeting.

Residential Transportation Demand Management (TDM) Requirements

The Chair said that she would work with Ms. Ricker to write warrant article language prior to the January 27, 2025, meeting.

Extend MBTA communities to select residential properties originally excluded on Mass Ave in East Arlington

The Chair said that this is quite a substantial change to try to do for 2025 Town Meeting. In community discussions about rezoning in Arlington Heights, they discussed whether rezoning in East Arlington would also be feasible in 2026. It would require establishing a community group in East Arlington similar to that established in the Heights. The Chair and Mr. Lau are currently working with the Arlington Heights group, so another Board member would have to volunteer to work with East Arlington. Both Mr. Revilak and Ms. Korman-Houston both said that they could do so. The Chair thinks that quite a bit of the work will be similar, with small variations for the two communities. DPCD staff will work on both.

Broadway rezoning

Mr. Revilak suggested considering a rezoning process for Broadway, perhaps for 2027 Town Meeting. Ms. Ricker said that the Town has recently been awarded a million dollar grant to reimagine the Broadway corridor in terms of infrastructure. There is not a group looking specifically at redevelopment.

Summary

- 2025 – Accessory Dwelling Units
- 2025 – Rezoning B1 Parcels as B2A
- 2025 – Revise and combine duplicate sections
- 2025 – Inland Wetland Overlay District
- 2025 – Definition of Lot Coverage
- 2025 – Parking in Residential Districts
- 2025 – Change EDR Applicability for homes abutting Minuteman Bikeway
- 2025 – Residential TDM guidelines
- 2026 – Rezone Church properties currently zoned R1
- 2026 – Arlington Heights Business district
- 2026 – East Arlington Business district
- 2026 – Explore removal of Special Permit requirements for renting up to three rooms in residential districts
- 2026 – Revisit open space requirements comprehensively
- 2026 – Open Space and Cemetery rezoning
- 2026 – Budget request for shared resource for signage and vacant storefront enforcement

The Chair moved to **Agenda Item 8 – Open Forum.**

The Chair opened the floor to public comment.

- Peter Bloom, 15 Jason Terrace – He asked if it's possible to shut off the ventilation system during meetings because it is very loud and makes it difficult to hear.

The Chair replied that the Town has not been able to adjust the HVAC system. She said that if anyone finds it difficult to hear during a meeting, they can ask, and she will project more loudly. She does acknowledge the difficulty at the beginning of most meetings. The room is not wired for amplification, and ACMi is only able to use their equipment to record the meeting, not to amplify it in the room.

Seeing no one else who wished to speak, the Chair closed public comment.

The Chair moved to **Agenda Item 8 – New Business.**

The Chair said that the updates to the Zoning Bylaw from 2024 Town Meeting have all been approved by the Attorney General's office. The online version of the ZBL has been updated. If any Board members would like a hard copy, they can request one from DPCD staff.

Mr. Revilak said that two years ago, Town Meeting authorized the Select Board to send a local legislation petition to the state legislature to remove a state law enacted in the mid-1970s that prohibited the MBTA from putting a train station or parking facility in Arlington Center. Governor Healey signed that change into law, so it is now legal for the MBTA to build a transit facility in Arlington Center. Another law is still on the books that will also need to be repealed before the MBTA can study the extension of the Red Line.

Mr. Revilak has been reading Boston's ADU guidebook. It includes design ideas, and it could be adapted for use in Arlington.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned at 10:03 pm.**

Documents used:

- Agenda Item 2 Draft Minutes – December 14, 2024
Draft Minutes – December 16, 2024
- Agenda Item 4 1513-1519 Mass Ave – Plans & Drawings
1513-1519 Mass Ave – Cover Letter
1513-1519 Mass Ave – Proposed Plot Plan
1513-1519 Mass Ave – LEED Checklist
1513-1519 Mass Ave – Lighting
1513-1519 Mass Ave – Solar
1513-1519 Mass Ave – Operations & Maintenance Plan
1513-1519 Mass Ave – Civil Engineering Narrative
1513-1519 Mass Ave – Stormwater Report
2025-01-07 Updated EDR memo – 1513-1519 Mass Ave
- Agenda Item 5 EDR Special Permit Application – 821 Mass Ave – Final – 2024-12-30
821 Mass Avenue - Drawing Set - 2024-12-30
Letter to ARB 821-837 Mass Ave Docket 3798 - 2025-01-06
EDR memo Docket 3798 821 Mass Ave - UPDATED 01022025
- Agenda Item 7 DPCD Memo for TM2025 Potential Articles
ALL Maps for DPCD memo
ZBA Chair Memo - Proposed Zoning Articles Draft Language for 2025 ATM



Town of Arlington, Massachusetts

Discussion of 1207-1211 Massachusetts Avenue

Summary:

7:35 pm The Board will discuss the progress of the development at 1207-1211 Mass Ave with the developer, James Doherty.

The materials from the November 6, 2023, public hearing on a permit extension for this project are available here:
<https://www.arlingtonma.gov/Home/Components/News/News/13618/3864>

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	1207-1211_Mass_Ave_-_Permit_extension_memo_-_01232025.pdf	1207-1211 Mass Ave - Permit extension memo - 01232025



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

Date: January 23, 2025

To: Arlington Redevelopment Board

From: Claire V. Ricker, AICP, Director

Re: "Mass Leads Act" – Permit Extension provision

On November 20, 2024, Governor Maura Healey signed the "Mass Leads Act," a comprehensive economic development bill that includes provisions to extend the life of land use permits. The act *automatically* extends many, but not all real estate development permits by two years. Specifically, Section 280 of Chapter 238 of the Acts of 2024 provides that "an approval in effect or existence" during the "tolling period" of January 1, 2023, to January 1, 2025, shall be extended for a period of two years from its expiration date. For that reason, there is no requirement for a document officially memorializing the two-year permit extension, and no action is required by entities issuing the permit. Likewise, there is no requirement for the holder of a permit to apply for the automatic extension.

On November 6, 2023, the ARB voted (4-0) to extend the Special Permit for Docket #3766 – 1207-1211 Mass Ave (Hotel Lexington), with conditions, to December 8, 2025. As the permit extension for this project was granted well within the "tolling period" for an automatic extension of an "approval in effect or existence," the Special Permit issued by the ARB for the development of a hotel at 1207-1211 Massachusetts Ave has been automatically extended for two years with a new expiration date of December 8, 2027, per the permit extension provisions in the "Mass Leads Act." DPCD is in the process of determining which additional ARB permits are impacted by the permit extension provision and are automatically extended. Although not required, the Board may consider notifying other impacted permit holders of the permit extension via letter and/or issuing updated permits with new expiration dates at the Board's discretion.



Town of Arlington, Massachusetts

Public Hearing: Docket #3831, 1323 Massachusetts Ave

Summary:

8:00 pm

Notice is herewith given that an application has been filed on November 21, 2024, by Asael Sanchez, Fiesta Bites Pizzeria, 1323 Massachusetts Ave, Arlington, MA, 02476, to open Special Permit Docket #3831 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to replace the wall and window signs located at 1323 Massachusetts Ave, Arlington, MA, in the B3 Village Business District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

Type	File Name	Description
▣ Application for Special Permit	1323_Mass_Ave_-_EDR_application.pdf	1323 Mass Ave - EDR application
▣ Application for Special Permit	1323_Mass_Ave_-_current_photo.pdf	1323 Mass Ave - current photo
▣ Application for Special Permit	1323_Mass_Ave_-_sign_application.pdf	1323 Mass Ave - sign application
▣ Application for Special Permit	Docket_3831_1323_Mass_Ave_-_Legal_Notice_1-9__1-16.pdf	1323 Mass Ave - Legal Notice
▣ Application for Special Permit	EDR_memo_-_1323_Mass_Ave_-_01212025.pdf	EDR memo - 1323 Mass Ave - 01212025

2024 NOV 21 P 5:33

TOWN CLERK'S OFFICE
ARLINGTON, MA 02454

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

1. Property Address 1323 Massachusetts Arlington MA
Assessors Block Plan, Block, Lot No. _____ Zoning District _____
2. Deed recorded in the Registry of deeds, Book _____, Page _____
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
3. Present Use of Property (include # of dwelling units, if any)

4. Proposed Use of Property (include # of dwelling units, if any)

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) Asael Sanchez
Organization Fiesta Bites Pizzeria
Address 1323 Massachusetts Ave. Arlington MA. 02176
Street City, State, Zip
Phone 781-777-2770. Email Fiestabites1323@gmail.com
2. **Applicant Interest:** the applicant must have a legal interest in the subject property:
☐ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☒ Lessee/tenant
3. **Property Owner** ☐ Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name Marc Dicara Title Owner
Organization _____ Phone 617-429-8887
Address 9 Allen Circ. Boxford MA 01921
Street City, State, Zip
Phone _____ Email _____

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name _____ Title _____
 Organization _____ Phone _____
 Address _____
 Street City, State, Zip
 Phone _____ Email _____

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

6.2.2.A. PERMANENT SIGN PERMITS

section(s)

title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

6.2.3.A.3 LOCATION RESTRICTION CORNER LOTS

6.2.3.B.3 CABINET SIGNS

6.2.5.C. NO MORE THAN 2 SIGNS (footnote)

6.2.5.C.11 WINDOW SIGNS

section(s)

title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that Asael Sanchez is the owner ☐ or occupant ☒ or purchaser under agreement ☐ of the property in Arlington located at 1323 Massachusetts Ave Arlington MA 02176 which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☒ has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):

Asael Sanchez

Asael Sanchez

1323 Mass Ave Arlington MA 02176
 Address

843-467-8408
 Phone





PROJECT PROPOSAL

No Poster Approved



170"

FIESTA BITES PIZZERIA

15"

42"

FIESTA BITES PIZZERIA

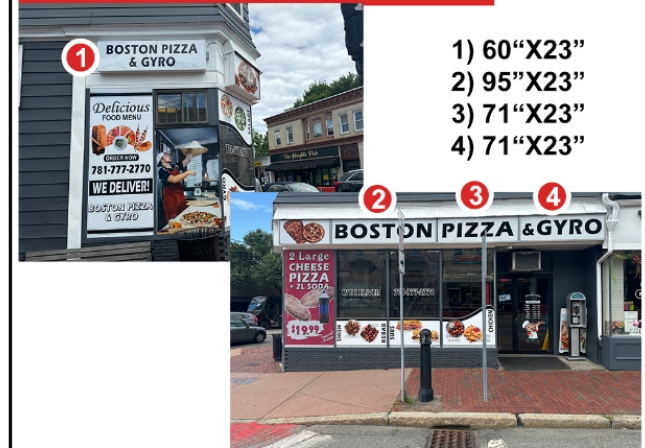
15"

note: the signs not have lights will be a flat sign

CUSTOMER INFORMATION

FIESTA BITES PIZZERIA
1323 MASSACHUSETTS AVE ARLINGTON MA

EXISTING SIGN



- 1) 60"x23"
- 2) 95"x23"
- 3) 71"x23"
- 4) 71"x23"

DETAILS

- white Polycarbonate 3/16"
- 1)Black decals 170X15
 - 2) black decals 42"x15

INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE FRONT OF THE SIGN. U.L. LABELS TO BE APPLIED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN



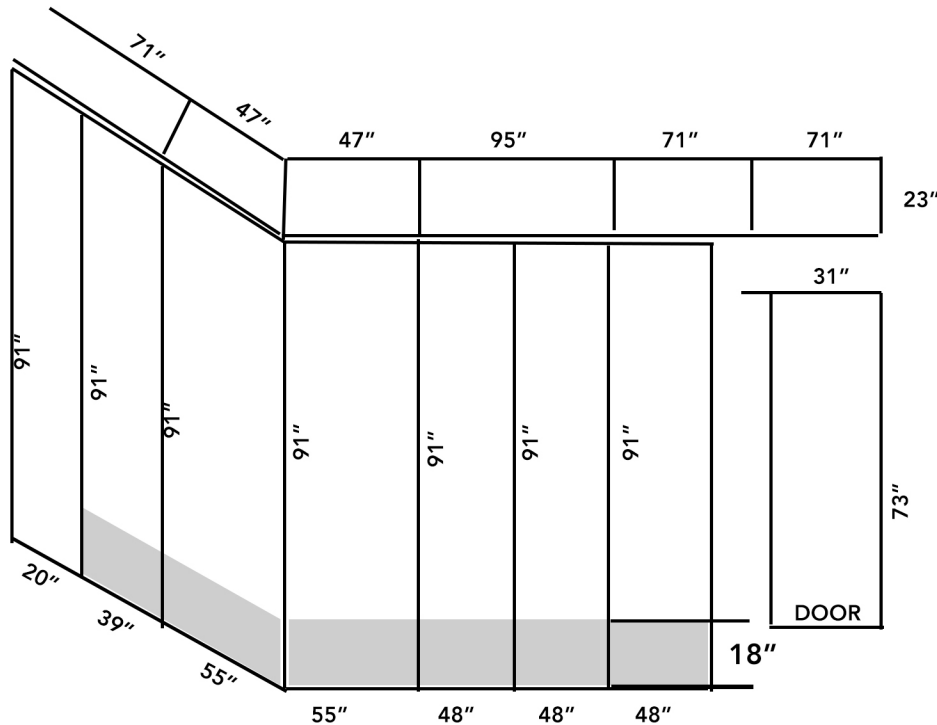
ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED



CUSTOMER INFORMATION

FIESTA BITES PIZZERIA
1323 MASSACHUSETTS AVE ARLINGTON MA

WINDOWS PROPOSAL



WINDOWS TOTAL AREA:198 SQFT
WINDOWS STICKER AREA:39.2 SQFT: 19.79%

ALL THE OLD STICKET WILL BE REMOVED

THE NEW STICKET WILL BE SHOWING A NEW PICTURES OF THE MENU

EXISTING SIGN



DETAILS

SITICERS

- 1)48W" X 18H" decoration sticker
- 2)48W" X 18H" decoration sticker
- 3)48W" X 18H" decoration sticker
- 4)55W" X 18H" decoration sticker
- 5)55W" X 18H" decoration sticker
- 6)39W" X 18H" decoration sticker

INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6" OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE 22' OF 182' ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN



ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED



**Legal Notice of a Public Hearing, Arlington Redevelopment Board
Docket #3831, 1323 Massachusetts Ave**

Notice is herewith given that an application has been filed on November 21, 2024, by Asael Sanchez, Fiesta Bites Pizzeria, 1323 Massachusetts Ave, Arlington, MA, 02476, to open Special Permit Docket #3831 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to replace the wall and window signs located at 1323 Massachusetts Ave, Arlington, MA, in the B3 Village Business District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

A Public Hearing will be held on Monday, January 27, 2024, at 7:30 pm, Arlington Community Center, Main Hall, 27 Maple Street, Arlington.

Plans may be viewed at the Department of Planning and Community Development on the first floor of the Town Hall Annex, 730 Massachusetts Avenue, Arlington, MA, during office hours (Mon-Wed, 8:00-4:00; Thu, 8:00-7:00; Fri, 8:00-12:00), or at arlingtonma.gov/arb.

**Arlington Redevelopment Board
Rachel Zsembery
Chair**

1/9/2025, 1/16/2025



Town of Arlington, Massachusetts
Department of Planning and Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board
From: Claire V. Ricker, AICP Secretary Ex-Officio
Subject: Environmental Design Review, 1323 Massachusetts Avenue, Arlington, MA, Docket #3831
Date: January 21, 2025

I. Docket Summary

This is an application by Asael Sanchez, Fiesta Bites Pizzeria, 1323 Massachusetts Ave, Arlington, MA, 02476, to open Special Permit Docket #3831 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review and Section 6.2, Signs.

The applicant requests that the ARB grant a special permit to replace the wall and window signs located at 1323 Massachusetts Ave, Arlington, MA, in the B3 Village Business District and Business Sign District. The opening of the Docket is to allow the Board to review and approve the application under Section 6.2, Signs.

Materials submitted for consideration of this application include:

- EDR Application
- Sign Permit Application
- Photos

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

A restaurant has been at this location for many years; it is a pre-existing, conforming use at this location in the B3 Village Business Zoning District. The signage is the subject of the special permit as required by Section 6.2, Signs. The Board can find that this condition is met.

2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

A multi-tenant commercial building has operated at this location for many years, and the businesses co-located there provide services to the community. The Board can find that this condition is met.

3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

Only the signage is subject to review. The Board can find that this condition is met.

4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The existing multi-tenant property does not overload any municipal systems. The Board can find that this condition is met.

5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

No special regulations are applicable to the proposal. The Board can find that this condition is met.

6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The use does not impair the integrity or character of the neighborhood. The Board can find that this condition is met.

7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The use will not be in excess or detrimental to the character of the neighborhood. The Board can find that this condition is met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

There are no changes to the landscape as there are no proposed exterior alterations other than the proposed new signage. The Board can find that this condition is met.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

There are no changes to the exterior of the building other than the proposed new signage. The Board can find that this condition is met.

3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

There are no changes to open space resulting from this sign proposal. The Board can find that this condition is met.

4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

There are no changes to any circulation patterns. The Board can find that this condition is met.

5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface

water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

There will be no changes to the exterior of the building or surface water run-off because of this proposal. The Board can find that this condition is met.

6. EDR-6 Utility Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

There will be no changes to the utility service resulting from this proposal. The Board can find that this condition is met.

7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The applicant proposes to maintain and/or replace the wall and window signs of the previous tenant with signs of a similar number, style, and size in the B3 Business sign district. The ARB may grant a special sign permit for signage in excess of what is allowed by the Zoning Bylaw per the terms of 6.2.2.C.(1)

The applicant is seeking a special sign permit and requires relief from the following sections of §6.2.: Signs.

§6.2.3.A.(3) The applicant proposes to maintain the sign installed by the previous tenant that is located on the corner formed by the intersecting streets of Mass Ave and Park Ave.

§6.2.3.B.(3) Cabinet signs. The applicant proposes to maintain two cabinet signs installed by the previous tenant but not illuminate the signs.

§6.2.5.D.(10) The applicant proposes to maintain signs on both the Park Street façade and the Mass Ave façade as well as exceed 60% of the width of the building element for both façade wall signs.

The applicant may also require relief from the following section:

§6.2.5.D.(11) The applicant proposes storefront window signage at the bottom of the storefront windows, covering approximately 19.8% of the windows. There are additional window signs with the business phone number and lettering in three of the five storefront windows that were not included in the storefront window coverage calculation. There is additional signage indicating hours of operation, a delivery phone number, and the business logo on the window in the front door that was not included in the calculation of the window sign coverage. The additional window signage including the business phone number and lettering, as well as the signage on the door window may bring the overall window signage percentage above 25%. The Board may consider requesting an updated calculation for window sign area considering these omissions.

8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

No changes are proposed. The Board can find that this condition is met.

9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

No changes are proposed. The Board can find that this condition is met.

10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

1323 Massachusetts Avenue is not listed in the *Arlington Inventories of Historically or Architecturally Significant Properties*. The Board can find this condition is met.

11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air, and water resources or on noise and temperature levels of the immediate environment.

No changes are proposed. The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

No changes are proposed. The Board can find that this condition is met.

IV. Findings

1. The ARB can find that the retail and commercial use of the building is supportive of Board and Town economic development goals such that allowing signs to be installed across more of the sign band than is otherwise allowed, as well as allowing signage to be installed on the corner of two intersecting streets, as well as allowing more signs per façade than is otherwise allowed, as well as allowing cabinet signs to be maintained as allowable signage is in the public interest consistent with Section 6.2 of the Zoning Bylaw.
2. The ARB can find that the project is consistent with §3.3, Special Permits of the Zoning Bylaw.

V. Conditions

A. General

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. The applicant must comply with the conditions set forth herein, with the State Building Code, including the Town of Arlington requirements, and, where applicable, with the Massachusetts Architectural Access Board regulations.



Town of Arlington, Massachusetts

Public Hearing: Docket #3837, 1011 Massachusetts Ave

Summary:

8:30 pm

Notice is herewith given that an application has been filed on December 23, 2024, by Scott Hefter, 55 West Eagle LLC, 1011 Massachusetts Ave, Arlington, MA, 02476, to open Special Permit Docket #3837 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes a change of use for the property located at 1011 Massachusetts Ave, Arlington, MA, in the B1 Neighborhood Office District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

Type	File Name	Description
Application		EDR Special Permit
□ for Special Permit	EDR_Special_Permit_Application_1011_Mass_Ave_12_23_24_submission.pdf	Application 1011 Mass Ave 12 23 24 submission
Application		Cover letter SP - EDR Criteria 1011 Mass Ave.
□ for Special Permit	Cover_letter_SP_-_EDR_Criteria_1011_Mass_Ave..pdf	1011 Mass Ave - Existing Conditions - 12-20-24 interior
Application		1011 Massachusetts Avenue pictures and maps
□ for Special Permit	1011_Mass_Ave_-_Existing_Conditions_-_12-20-24_interior.pdf	1011 Mass Ave plot plan
Application		1011 Mass Ave deed
□ for Special Permit	1011_Massachusetts_Avenue_pictures_and_maps.pdf	1011 Mass Ave TOA information 12 23 24
Application		1011 Mass Ave - Legal Notice
□ for Special Permit	1011_Mass_Ave_plot_plan.pdf	
Application		
□ for Special Permit	1011_Mass_Ave_deed.pdf	
Application		
□ for Special Permit	1011_Mass_Ave_TOA_information_12_23_24.pdf	
Application		
□ for Special Permit	Docket_3837_1011_Mass_Ave_-_Legal_Notice_1-9__1-16.pdf	

Permit

Application

▢ for Special EDR_memo_-_1011_Mass_Ave_-_01172025.pdf
Permit

EDR memo -
1011 Mass Ave -
01172025

REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested, Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.



Application Cover Sheet (project and property information, applicant information)



Dimensional and Parking Information Form (see attached)



Impact statement

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.



Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.



Site plan of proposal. Must include:

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.



Drawings of proposed structure

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.



Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.



Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.



Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.



Plans for sign permits, if signage is an element of development proposal



Stormwater management plan

(for stormwater management during construction for projects with new construction)



SketchUp Compatible Model, if required



Application fee

(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: 3837

_____ Special Permit Granted

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Special Permit filing

Date: _____

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- Property Address 1011 Massachusetts Avenue
Assessors Block Plan, Block, Lot No. 055.0-0002-0016.0 Zoning District B1
- Deed recorded in the Registry of deeds, Book 80660, Page 125
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
- Present Use of Property (include # of dwelling units, if any)
3 family dwelling
- Proposed Use of Property (include # of dwelling units, if any)
3 family dwelling

APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) Scott Hefter
Organization 55 West Eagle LLC
Address 1011 Mass. Ave Arlington, MA.02476
Street City, State, Zip
Phone 617-967-68900 Email hefts4@gmail.com
- Applicant Interest:** the applicant must have a legal interest in the subject property:
☒ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant
- Property Owner** ☒ Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name _____ Title _____
Organization _____ Phone _____
Address _____
Street City, State, Zip
Phone _____ Email _____

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name John D. Leone, esq. Title Attorney at Law
Organization Leone & Leone Phone 781-648-2345
Address 637 Mass. Ave. Arlington, MA. 02476
Street City, State, Zip
Phone 781-648-2345 Email John@Leonelaw.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

NONE no permits are being sought

section(s) title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

5.5.3 Use regulation for Business Districts / Residential
5.5.2 Dimension and Density Regulations

section(s) title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that 55 West Eagle LLC is the owner ☒ or occupant ☐ or purchaser under agreement ☐
of the property in Arlington located at 1011 Massachusetts Avenue, Arlington, Ma .02476
which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☒ has been taken by
the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant
expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the
Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):



1011 Mass. Ave., Arlington, MA. 02476 781-648-2345
Address Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: 1011 Mass. Ave., Arlington, MA. 02476

Zoning District: B1

Applicant: 55 West Eagle LLC

Address: 1011 Mass. Ave., Arlington, MA. 02476

Present Use/Occupancy: No. of Dwelling Units:
3 family residential dwelling

Uses and their gross square feet:
residential 3,510 square feet

Proposed Use/Occupancy: No. of Dwelling Units:
3 family residential dwelling

Uses and their gross square feet:
residential 3,510 square feet

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	4,600	4,600	min. 6,000
Frontage	46.28	46.28	min. 60
Floor Area Ratio ¹	.58	.58	max. .75
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (sf)	1,533.33	1,533.33	min. 2,500
Front Yard Depth (feet)	21	21	min. 20
Side Yard Width (feet) right side	7	7	min. 10
left side	10 approx.	10 approx.	min. 10
Rear Yard Depth (feet)	40 approx.	40 approx.	min. 20
Height stories	3	3	stories ² 2.5
feet	30 approx.	30 approx.	Feet 35
Open Space (% of G.F.A.) ³	15	15	min. 10/30
Landscaped (sf)			(sf)
Usable (sf)			(sf)
Parking Spaces (#) ⁴	7	7	min. 3
Parking Area Setbacks (feet) (where applicable)			min.
Loading Spaces (#)	0	0	min. 0
Bicycle Parking ⁵ short term	0	0	min. 0
long term	0	0	min. 0

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

LEONE & LEONE

PLANNING & COMMUNITY
DEVELOPMENT

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2025 JAN -3 AM 11:05

ATTORNEYS AT LAW
637 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

2024 DEC 23 P 2:32

JOHN D. LEONE*
SUZANNE M. LEONE

* ALSO MEMBER OF NY BAR

TEL. (781) 648-2345
FAX. (781) 648-2544
John@Leonelaw.com

December 23, 2024

Town of Arlington
Arlington Redevelopment Board

RE: 1011 Massachusetts Avenue, Special Permit
Environmental Design Review
Special Permit Criteria / Impact Statement
Docket No.:

Dear Board Members:

We represent 55 West Eagle, LLC, the owner of the above captioned property. They are seeking a Special Permit to confirm the current and long existing use of its property as a 3-family dwelling with the Department of Inspectional Services. DIS has the property listed a 2-family dwelling with an office. It has been recognized by the Assessor's Office as a 3-family dwelling for many years and assessed for purposes of real estate tax valuation as such. The owner does not plan any construction, renovation or modification to the exterior or interior of the dwelling which was originally constructed in approximately 1880.

Relative to the Special Permit Criteria:

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

Three Family dwellings are allowed in the B1 District by the Zoning Bylaws by way of Special permit.

2. The requested use is essential or desirable to the public convenience or welfare.

The Town of Arlington, as set out in the Master Plan, is actively seeking to maintain and increase its housing stock.

3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The existing use of the building is as a 3-family dwelling, there will be no change to the traffic volume nor will the issuance of Special Permit unduly impair pedestrian safety.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The existing use of the building is as a 3-family dwelling, there will be no change to the to the water usage, drainage or sewer system use. The issuance of a Special Permit will not unduly subject the immediate area or other parts of town to hazards affecting health, safety or the general welfare.

5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

The Zoning Bylaws do not set out any special regulation for the use being sought.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The owners do not plan to do any construction, renovation or modification to the exterior or interior of the dwelling. They are only seeking to confirm the existing and long-standing use of the building as a 3-family dwelling. As such there will be no change to the integrity or character of the district or adjoining districts, nor will there be any detrimental impact to the health, morals, or welfare of the Town.

7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

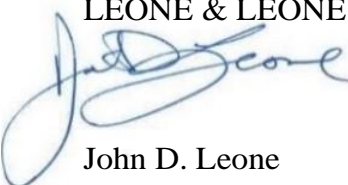
The Town of Arlington, as set out in the Master Plan, is actively seeking to increase its housing stock, thus merely confirming the existing use will not cause an excess of residential dwelling units detrimental to the neighborhood.

Relative to Environmental Design Review Criteria:

- | | |
|--|---|
| 1. Preservation of Landscape. | 8. Advertising Features. (N/A) |
| 2. Relation of Buildings to Environment. | 9. Special Features. (N/A) |
| 3. Open Space. | 10. Safety. |
| 4. Circulation. | 11. Heritage. |
| 5. Surface Water Drainage. | 12. Microclimate. |
| 6. Storm water management. | 13. Localized climatic characteristics. |
| 7. Utility Service. | 14. Sustainable Building and Site Design. |

There is no contemplated change to the exterior of the building nor the landscaping. Both of which will be preserved as existing. No new development nor structures, hard-surface ground coverage changes or other changes contemplated or sought. With respect to Arlington's heritage, the original structure which was built in approximately 1880 will be preserved as existing.

Very truly yours,
LEONE & LEONE



John D. Leone

MASSACHUSETTS AVENUE RESIDENCES

1011 MASSACHUSETTS AVE, ARLINGTON, MA 02476

EXISTING CONDITIONS SET

PROJECT DIRECTORY

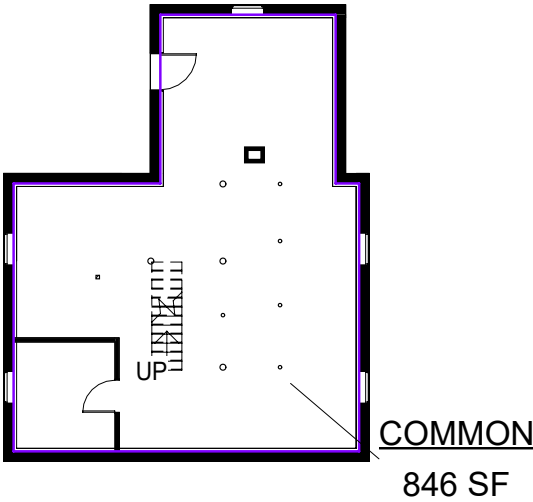
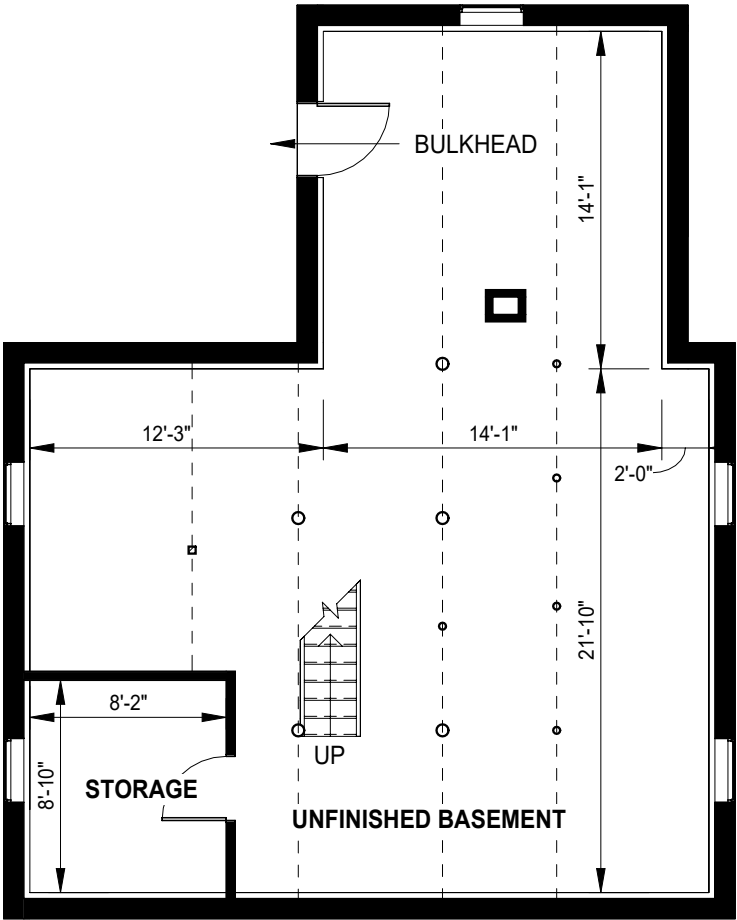
OWNER:
55 WEST EAGLE LLC
1011 MASSACHUSETTS AVE
ARLINGTON, MA 02476

PROFESSIONAL DESIGNER:
MGD+ LLC
411 LEXINGTON ST
NEWTON - MA 02466

ARCHITECT:
DEREK RUBINOFF
82 SPRING ST
WEST ROXBURY - MA 02132

SHEET LIST				
SHEET NUMBER	SHEET NAME	EXISTING FLOOR AREA		
		LEVEL	AREA (SF)	NOTES:
EX.00	COVER PAGE	00 - Basement	846 SF	
EX.01	EXISTING BASEMENT	01 - First Floor	107 SF	
EX.02	EXISTING FIRST FLOOR		953 SF	
EX.03	EXISTING SECOND FLOOR	01 - First Floor	309 SF	
EX.04	EXISTING ATTIC		309 SF	
		01 - First Floor	563 SF	
			563 SF	
		02 - Second Floor	957 SF	
		03 - Attic	729 SF	
			1686 SF	
		TOTAL FLOOR AREA	3510 SF	

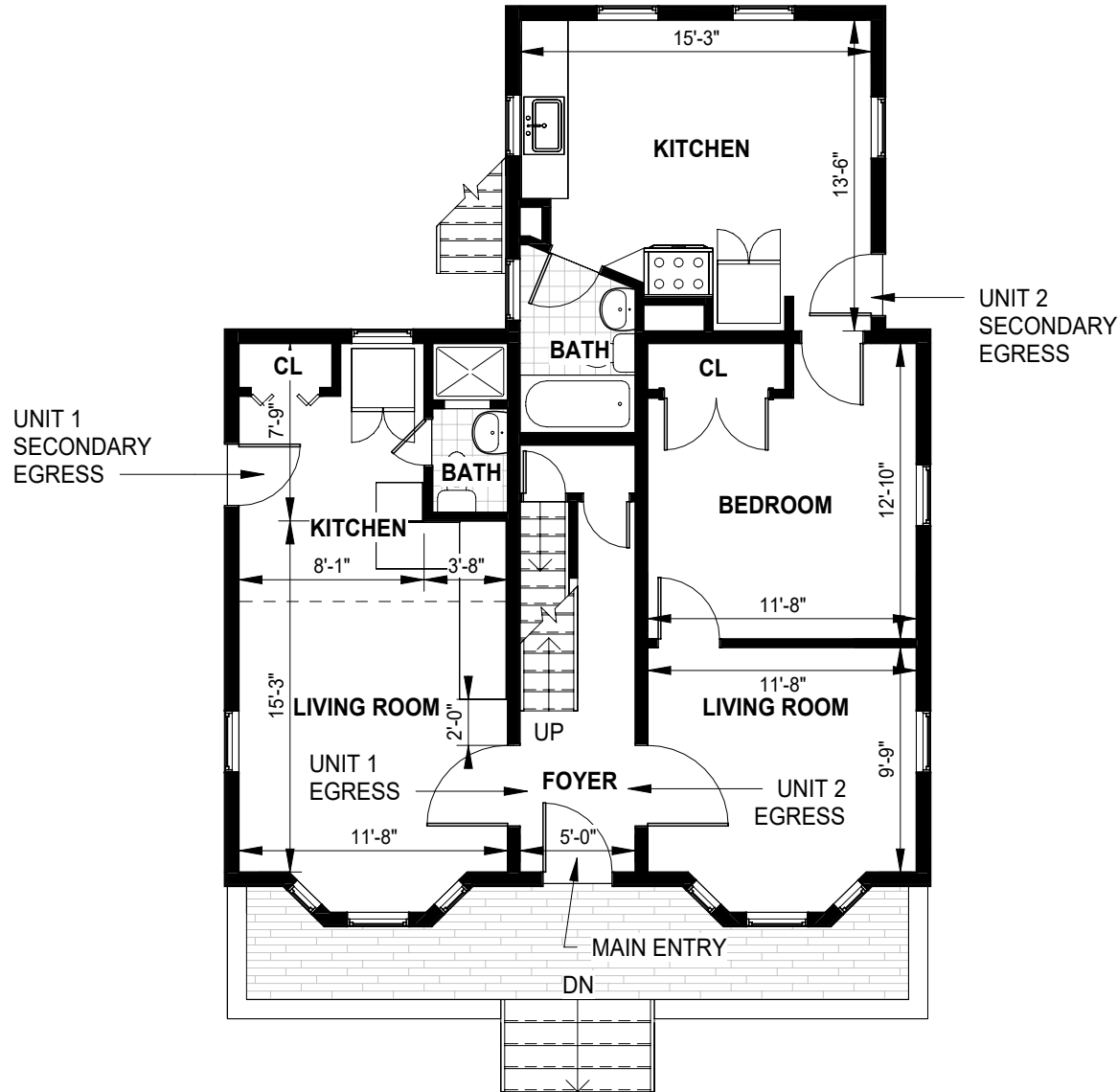
12/20/2024 4:10:53 PM



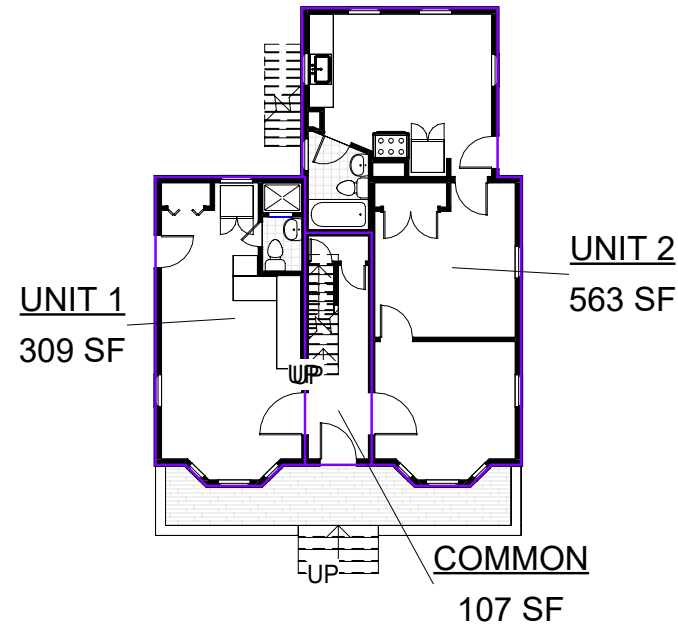
1 00 - Basement - EX
1/8" = 1'-0"

2 00 - Basement - EX Area
1/16" = 1'-0"

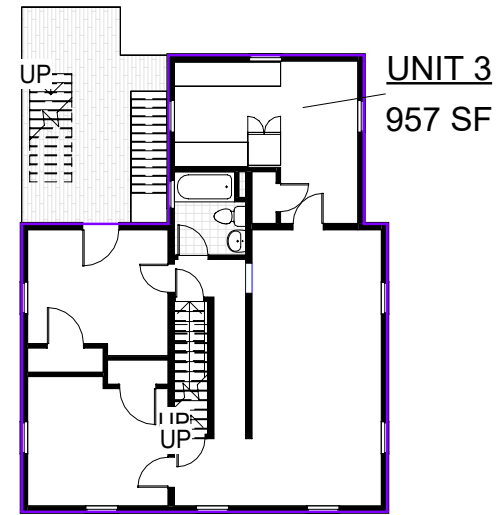
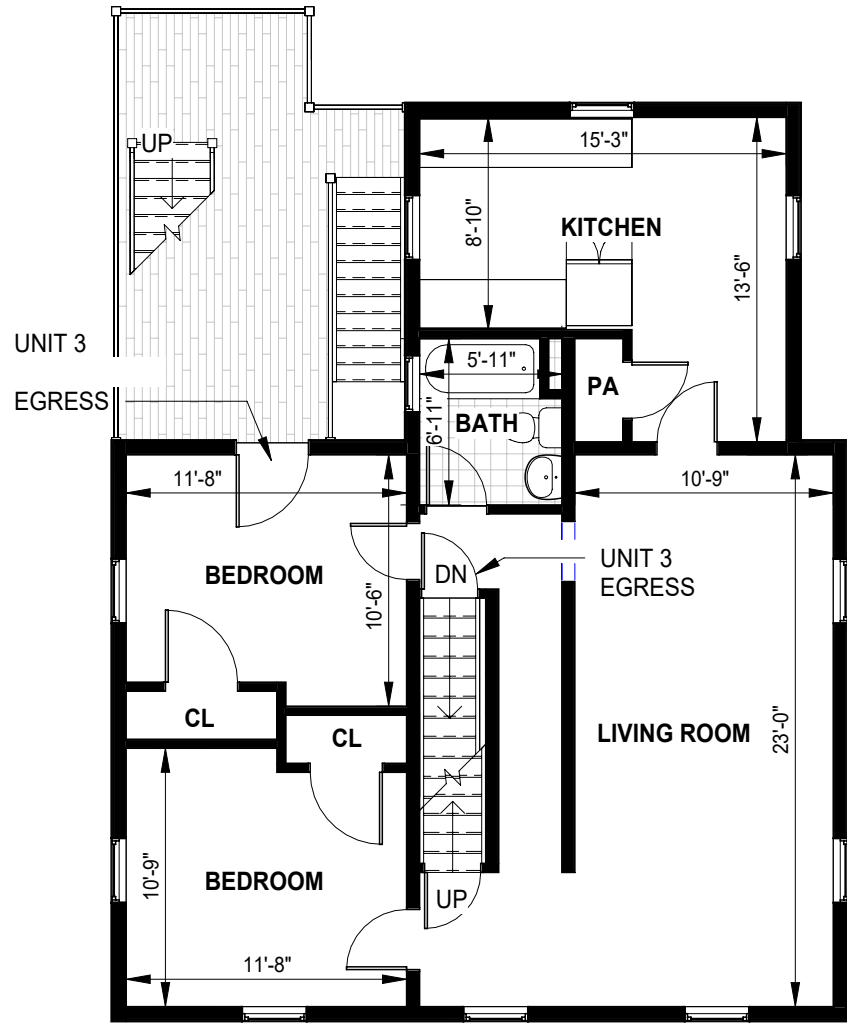
12/20/2024 4:10:54 PM



1 01 - First Floor - EX
1/8" = 1'-0"



2 01 - First Floor - EX Area
1/16" = 1'-0"



1 02 - Second Floor - EX
1/8" = 1'-0"

2 02 - Second Floor - EX Area
1/16" = 1'-0"



411 Lexington St, Newton - MA 02466
mgdplus.com
info@mgdplus.com

STAMP

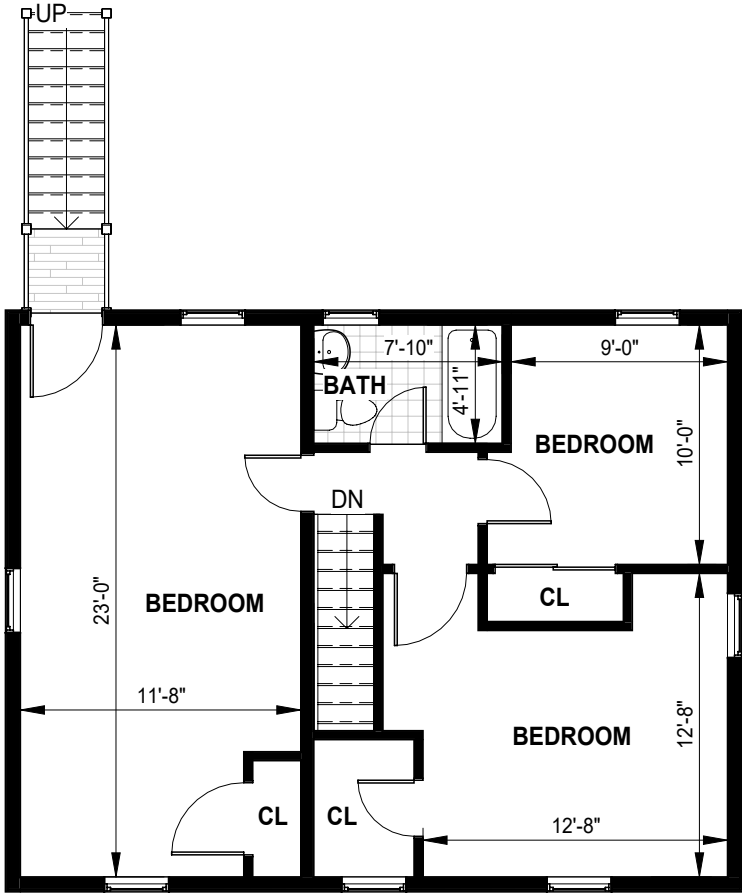
SCHEMATIC DESIGN IN PROGRESS

MASSACHUSETTS AVENUE
RESIDENCES

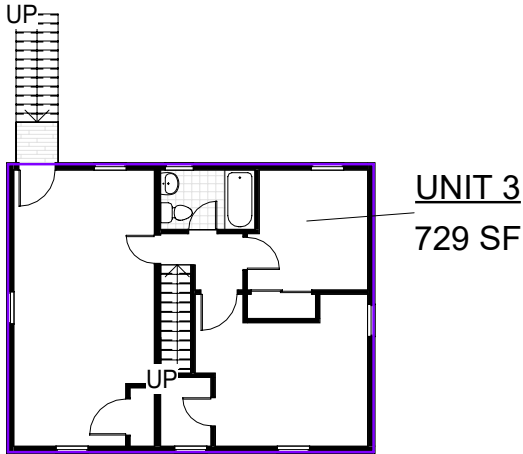
No.	Description	Date

EXISTING SECOND FLOOR

Project number	24-045	EX.03
Date	12-20-24	
Drawn by	BC	
Checked by	TO	Scale
		As indicated



① 03 - Attic - EX
1/8" = 1'-0"



② 03 - Attic - EX Area
1/16" = 1'-0"



411 Lexington St, Newton - MA 02466
mgdplus.com
info@mgdplus.com

STAMP

SCHEMATIC DESIGN IN PROGRESS

MASSACHUSETTS AVENUE
RESIDENCES

No.	Description	Date

EXISTING ATTIC

Project number	24-045
Date	12-20-24
Drawn by	BC
Checked by	TO

EX.04

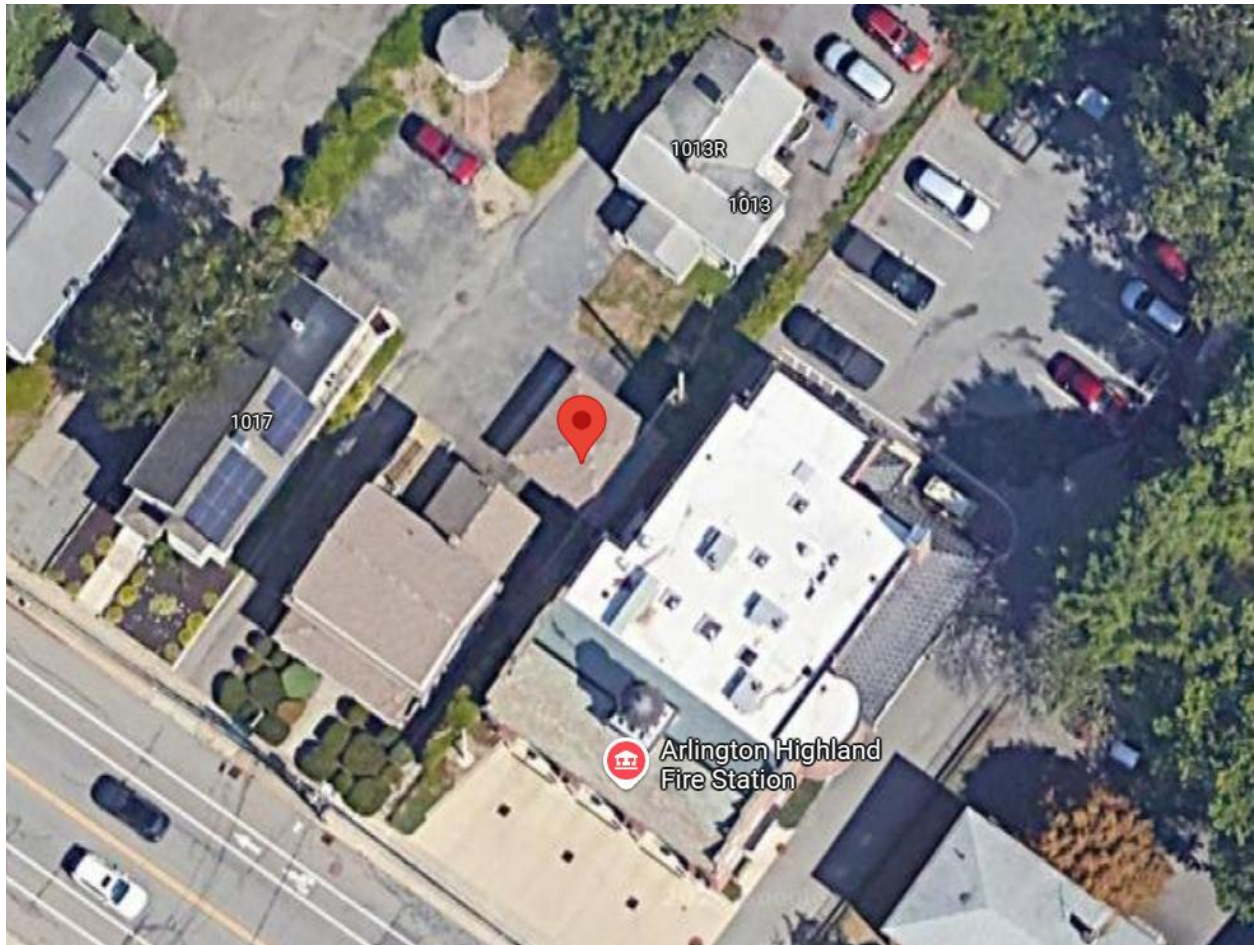
Scale As indicated



1011 Massachusetts Avenue, view from Mass. Ave



1011 Massachusetts Avenue, offset view from Mass. Ave



1011 Massachusetts Avenue, aerial view



1011 Massachusetts Avenue, GIS map

MORTGAGE INSPECTION PLAN

LOCATION: 1011 MASSACHUSETTS AVENUE
CITY, STATE: ARLINGTON, MA
APPLICANT:
CERTIFIED TO: MIDDLESEX SAVINGS BANK
DATE: 08-03-2022



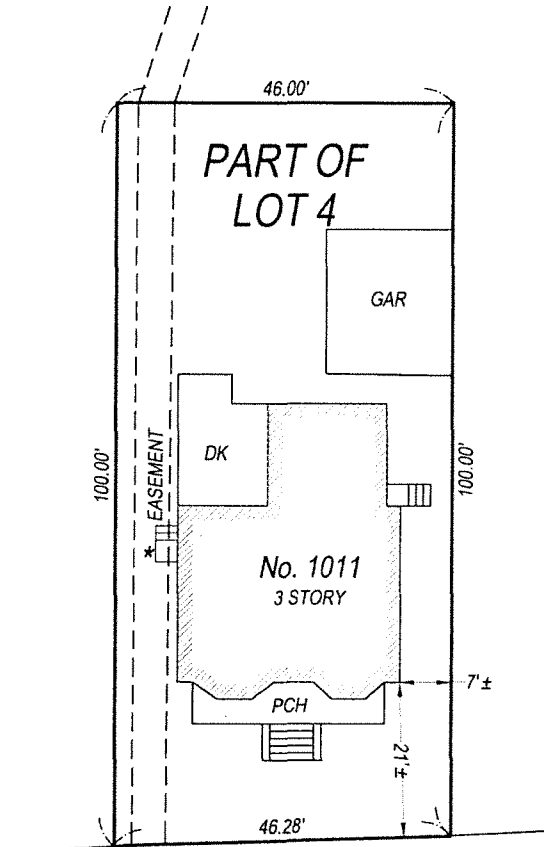
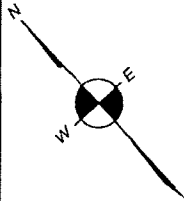
BOSTON

SURVEY, INC.

P.O. BOX 290220
CHARLESTOWN, MA 02129
T (617) 242-1313; F (617) 242-1616
WWW.BOSTONSURVEYINC.COM

22-07209

* STAIRS LOCATED IN EASEMENT



MASSACHUSETTS AVENUE

SCALE: 1" = 20'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as

ZONE: X

COMMUNITY PANEL No. 25017C0416E

EFFECTIVE DATE: 06/04/2010

REFERENCES

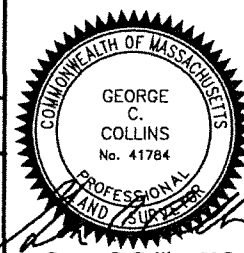
DEED REF: 26713/497

PLAN REF: 21/6 & 6201/17

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that there are no encroachments of major improvements across property lines except as shown and noted hereon.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



George C. Collins, PLS

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 134208
Document Type	: DEED
Recorded Date	: August 31, 2022
Recorded Time	: 02:54:15 PM
Recorded Book and Page	: 80660 / 125
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2848083
Recording Fee (including excise)	: \$4,601.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/31/2022 02:54 PM
Ctrl# 365256 16830 Doc# 00134208
Fee: \$4,446.00 Cons: \$975,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

Elizabeth A. Bayerl, being unmarried, of Arlington, Massachusetts

for consideration paid of Nine Hundred Seventy-Five Thousand (\$975,000.00) Dollars,

hereby grant to **55 WEST EAGLE LLC**, a limited liability organized company and existing under the laws of the Commonwealth of Massachusetts, and having a principal address of 1408 Beacon Street, Brookline, Massachusetts 02446

with quitclaim covenants,

the land with the buildings thereon situated in Arlington, Middlesex County, Massachusetts, and being the premises known and numbered 1011 Massachusetts Avenue, and being bounded and described as follows:

SOUTHWESTERLY	by Massachusetts Avenue, forty-six (46) feet;
NORTHWESTERLY	by land now or formerly of Bridgett Canniff, one hundred (100) feet;
NORTHEASTERLY	by land now or formerly of Frederick C. Higgins, et ux, forty-six and (46) feet; and
SOUTHEASTERLY	by Lot #3 on a plan entitled "No. 2 Plan of land of Walter Fletcher, West Cambridge, surveyed by Sml. Sage, 1864", recorded with Middlesex South District Deeds in Book of Plans 21, Plan 6, one hundred (100) feet.

Containing 4600 square feet of land, more or less.

Said premises are also shown on a plan entitled "Plan Showing Proposed Easement Taken for Water Purposes on Land of Jas. Higgins, Arlington, Mass.", dated April 1938, recorded with said Deeds, Book 6201, Page 17. Said premises are conveyed subject to an Easement to the Town of Arlington for water purpose created by instrument dated April 7, 1938, recorded with said Deeds in Book 6201, Page 17.

Said premises are also conveyed subject to a Right of Way for the benefit of property now or formerly of Frederick C. Higgins, et ux, numbered 1013 Massachusetts Avenue, located to the rear of the aforesaid premises, said Right of Way bounded and described as follows:

Property Address: 1011 Massachusetts Avenue, Arlington, MA 02476

SOUTHWESTERLY	by Massachusetts Avenue, seven (7) feet;
NORTHWESTERLY	by land of said Canniff, one hundred (100) feet;
NORTHEASTERLY	by land of Frederick C. Higgins, et ux, being numbered 1013 Massachusetts Avenue, seven (7) feet; and
SOUTHEASTERLY	by a line parallel to and seven (7) feet distant in a southeasterly direction from the northwesterly boundary of the premises herein conveyed, one hundred (100) feet.

Said premises are conveyed subject to the right of said Frederick C. Higgin, et ux, to maintain lines and pipes for gas and electric service across the granted premises in their present location or as they may be relocated from time to time with the consent of the said Frederick C. Higgins, et ux, and the grantee herein.

Grantor hereby terminates and relinquishes any rights of homestead in the premises hereby conveyed and warrant that no individual or entity is entitled to a right of homestead in the premises hereby conveyed as of the date hereof.

For title, see deed dated September 30, 1996, recorded with the Middlesex South Registry of Deeds, Book 26713, Page 497.

[Remainder of page intentionally left blank]

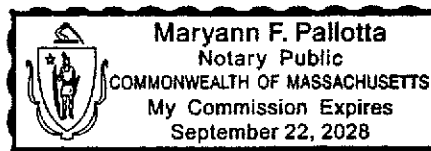
WITNESS my hand and seal this 29th day of August, 2022.

Elizabeth A. Bayerl
Elizabeth A. Bayerl

COMMONWEALTH OF MASSACHUSETTS, Middlesex (county)

On this 29th day of August, 2022, before me, the undersigned notary public, personally appeared Elizabeth A. Bayerl, and proved to me through satisfactory evidence of identification, which was ___ personal knowledge/ X driver's license/ ___ passport, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Maryann F. Pallotta
Notary Public:
My Commission Expires: 9/22/28



Other relevant records attached:

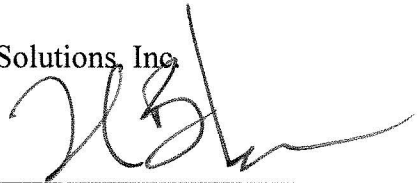
- 1. Use Table;**
- 2. Dimensional table;**
- 3. Zoning map and map index**
- 4. Parking Table**
- 5. Assessor record**

This Zoning Certificate is not a title insurance product or a legal zoning opinion, but a limited representation to the zoning district and permitted uses therein for the property according to the provisions of the Town of Arlington public records as amended through August 4, 2022. Zoning Solutions, Inc. has relied upon the authenticity and accuracy of the representations and documentation provided to Zoning Solutions, Inc. by representatives at Arlington Town Hall in making this certification.

If this certificate raises zoning issues not clearly explained by the enclosed documentation, please contact the undersigned immediately.

Zoning Solutions, Inc.

By:

A handwritten signature in black ink, appearing to read 'DB Lane', written over a horizontal line.

David B. Lane, Attorney at Law

Enclosures

Building Permit System

Address	Issued	C	Permit	Description	Owner	Contractor	Value	Fee
1011 Mass Ave	02-03-2022	R	136	Remove & Replace Eight Windows	BAYERL ELIZABETH A	Robert Poczobut	8,172	162
	06-23-2015	R	768	install 8 replacement windows	Bayerl Elizabeth A	the home depot	5,100	102
	01-14-1999	R	23	building two walls in 11x43 open room	Bayerl	Same	1,000	36
	08-20-1998	R	605	front porch, lift jagged corners	Elizabeth Bayerl	Conte Construction	2,000	36

Selected: StreetNum = 1011 and StreetName like 'mass'
Sorted by: StreetNum, StreetNumSuffix, PermitYear Desc, PermitNum Desc,
StreetName
Listed: 4 permits with an estimated value of \$16,272
and collected fees of \$336



Direct questions or comments to InspectionalServices@town.arlington.ma.us +1.781.316.3390

055.0 0002 0016.0
Map Block Lot

1 of 1
CARD

Residential

ARLINGTON

APPAISED: 843,100 / 843,100
USE VALUE: 843,100 / 843,100
ASSESSED: 843,100 / 843,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1011		MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	BAYERL ELIZABETH A
Owner 2:	
Owner 3:	
Street 1:	1011 MASS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02476
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1880, having primarily Stucco Exterior and 2564 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4600		Sq. Ft.	Site		0	70.	1.09	11			Med. Tr	-10					351,539						351,500	

Total AC/HA: 0.10560 Total SF/SM: 4600 Parcel LUC: 105 Three Fam. Prime NB Desc ARLINGTON

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4600.000	486,500	5,100	351,500	843,100

Total Card	0.106	486,500	5,100	351,500	843,100
Total Parcel	0.106	486,500	5,100	351,500	843,100

Source:	Market Adj Cost	Total Value per SQ unit /Card:	328.82	/Parcel:	328.82
---------	-----------------	--------------------------------	--------	----------	--------

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	486,500	5100	4,600.	351,500	843,100		Year end	12/23/2021
2021	105	FV	464,500	5100	4,600.	351,500	821,100		Year End Roll	12/10/2020
2020	105	FV	464,500	5100	4,600.	351,500	821,100	821,100	Year End Roll	12/18/2019
2019	105	FV	377,000	5100	4,600.	351,500	733,600	733,600	Year End Roll	1/3/2019
2018	105	FV	377,000	5100	4,600.	236,000	618,100	618,100	Year End Roll	12/20/2017
2017	105	FV	354,800	5100	4,600.	226,000	585,900	585,900	Year End Roll	1/3/2017
2016	105	FV	354,800	5100	4,600.	205,900	565,800	565,800	Year End	1/4/2016
2015	105	FV	299,400	5100	4,600.	165,700	470,200	470,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMMARCO ANGELA	26713-497		10/1/1996		197,500	No	No	P	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/1999	23	Alterati	25,000				REMODEL 1ST FLOOR	
8/20/1998	605	Manual	2,000				REPAIR PORCH	

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2018	MEAS&NOTICE	CC	Chris C
5/18/2009	Measured	372	PATRIOT
3/1/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Measured	277	PATRIOT
3/21/1997		PM	Peter M

Sign: _____

53 of 182

Total: 351,539 Spl Credit Total: 351,500

Database: AssessPro - ArchiveProArling

apro

2023



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	36838
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date Time
12/30/21 00:34:33

LAST REV

Date Time
06/13/18 09:44:53

apro 4441



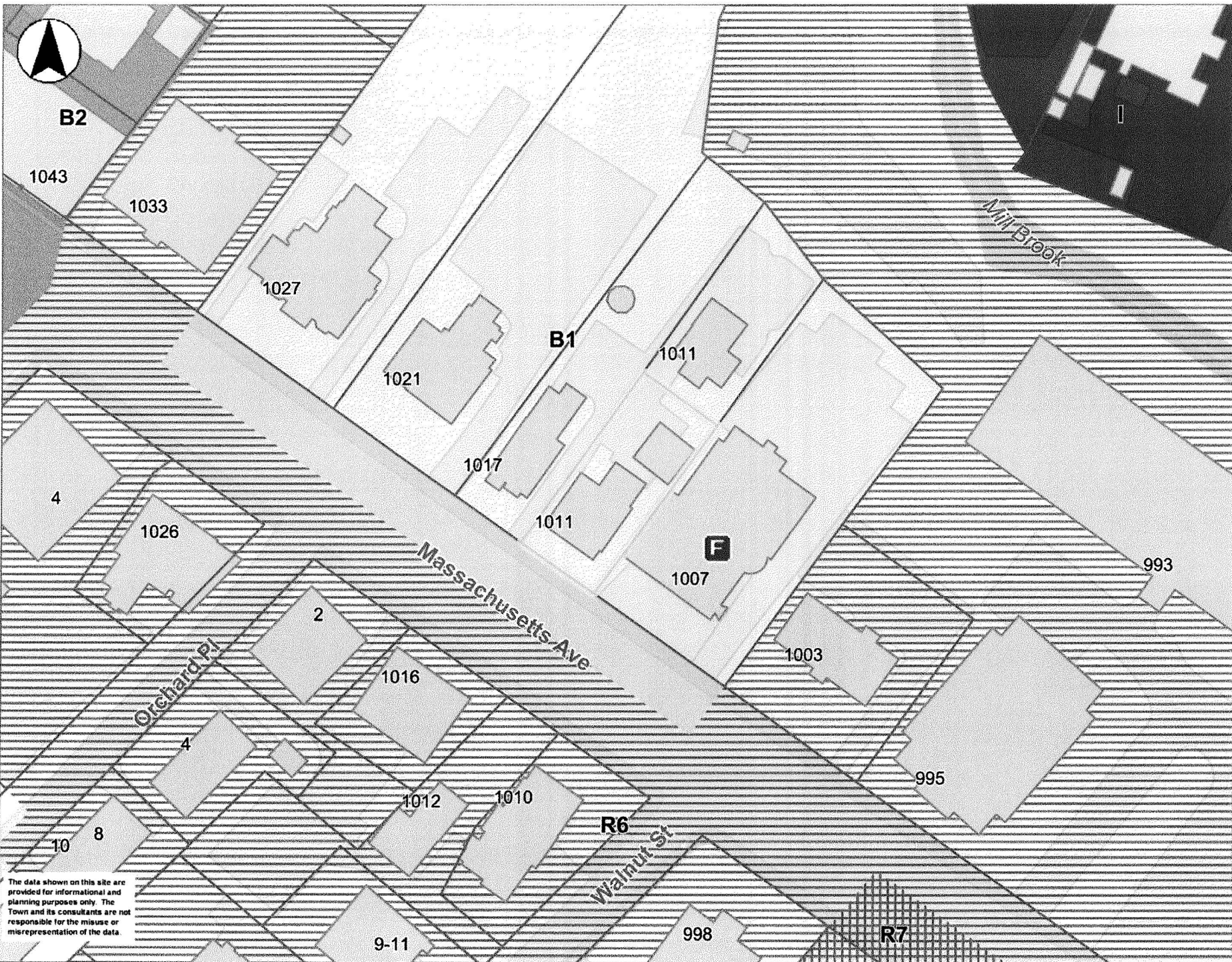
- Places by Category
- Police Station
 - Fire Station
 - School
 - Library
 - Public Works
 - Tree - Inventory (for Base 1
- Poles (For Base Maps - H)
- Traffic Signal Pole
 - Pedestrian Signal Po
 - Street Light
- Parcels
- Buildings
- Recreation - Facilities
- Recreation - Fields Courts
- Recreation - Fields Courts
- Open Space: Conservation
- Open Space - Minuteman I
- Open Space - Labels
- Open Space
- Town, State, or Priv
 - Other Town Owned
- MA Highways
- Interstate
 - US Highway
 - Numbered Routes
- Abutting Towns
- Town Boundary
- Cemetery - Roads
- Road1
 - Road2
 - Road3
 - Road4
- Pavement Markings
- Impervious Surface - For B
- Street
 - Sidewalk
 - Street Island
 - Driveway
 - Parking Lot
 - Bike Path
- Roads - For Large Scale (f
- Roads - For Small Scale (f
- Major Road
 - Local Road
- Master Plan Base Map - M
- Water Line
- Water Body



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 90 180 ft

Printed on 08/03/2022 at 10:16 AM





Places by Category
Police Station
Fire Station
School
Library
Public Works
Tree - Inventory (for Base Map)

Poles (For Base Maps - High)
Traffic Signal Pole
Pedestrian Signal Pole
Street Light

Parcels
Buildings

Zoning
B1: Neighborhood Office
B2: Neighborhood Business
B2A: Major Business
B3: Village Business
B4: Vehicular Oriented
B5: Central Business
I: Industrial
MU: Multi-Use
OS: Open Space
PUD: Planned Unit Development
R0: Large Lot Single
R1: Single Family
R2: Two Family
R3: Three Family
R4: Town House
R5: Apartments Low
R6: Apartments Medium Density
R7: Apartments High Density
T: Transportation

Recreation - Facilities
Recreation - Fields Courts
Recreation - Fields Courts
Open Space: Conservancy
Open Space - Minuteman
Open Space - Labels

Open Space
Town, State, or Private
Other Town Owned

MA Highways
Interstate
US Highway
Numbered Routes

Abutting Towns

Town Boundary
Cemetery - Roads
Road1
Road2
Road3
Road4

Pavement Markings
Impervious Surface - For E
Street
Street Island
Driveway
Parking Lot
Bike Path

Roads - For Large Scale (1)
Roads - For Small Scale (1)
Major Road
Local Road

Master Plan Base Map - N
Water Line
Water Body

0 90 180 ft

Printed on 08/03/2022 at 10:18 AM

56 of 182
1011 Massachusetts Ave Arlington MA



**Legal Notice of a Public Hearing, Arlington Redevelopment Board
Docket #3837, 1011 Massachusetts Avenue**

Notice is herewith given that an application has been filed on December 23, 2024, by Scott Hefter, 55 West Eagle LLC, 1011 Massachusetts Ave, Arlington, MA, 02476, to open Special Permit Docket #3837 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes a change of use for the property located at 1011 Massachusetts Ave, Arlington, MA, in the B1 Neighborhood Office District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

A Public Hearing will be held on Monday, January 27, 2025, at 7:30 pm, Arlington Community Center, Main Hall, 27 Maple Street, Arlington.

Plans may be viewed at the Department of Planning and Community Development on the first floor of the Town Hall Annex, 730 Massachusetts Avenue, Arlington, MA, during office hours (Mon-Wed, 8:00-4:00; Thu, 8:00-7:00; Fri, 8:00-12:00), or at arlingtonma.gov/arb.

**Arlington Redevelopment Board
Rachel Zsembery
Chair**

1/9/2025, 1/16/2025



Town of Arlington, Massachusetts
Department of Planning and Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board
From: Claire V. Ricker, AICP Secretary Ex-Officio
Subject: Environmental Design Review, 1011 Massachusetts Avenue, Arlington, MA, Docket #3837
Date: January 17, 2025

I. Docket Summary

This is an application by Scott Hefter, 55 West Eagle, LLC, 1011 Massachusetts Avenue, to open Special Permit Docket #3837 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review.

The applicant requests that the ARB grant a special permit to allow a three-family building on an existing non-conforming lot in the B1: Neighborhood Office district. The opening of the Docket is to allow the Board to review and approve the application under Section 3.3, Special Permits and Section 3.4, Environmental Design Review.

Materials submitted for consideration of this application include:

- EDR Application
- Architectural Floor Plans (interior) and Photographs
- Site/Plot Plan
- Property Deed
- Assessor's Record
- Cover Letter

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

As per Section 5.5.3, Use Regulations for Business Districts, a three-family residential building is allowed in the B1 Neighborhood Office District with a Special Permit under the jurisdiction of the ARB due to its location on Mass Ave. The Board can find this condition met.

2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

The change in use from two residential units and an office to a three-family will administratively confirm the use that has been on this property for some time. The Board can find this condition met.

3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The proposed three-family use will not create undue traffic congestion or impair pedestrian safety. The Board can find this condition met.

4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The proposed three-family use will not overload any public water, drainage, sewer system or other municipal system. The Board can find this condition met.

5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

There are no special regulations provided in the Bylaw for the proposed use. The Board can find this condition met.

6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The proposed use does not impair the integrity or character of the B1 district and will not be detrimental to health or welfare. The surrounding uses are made up of residential, commercial, and mixed-use properties. The Board can find this condition met.

7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

There will be no excess of three family residential use in the neighborhood as a result of this development. The Board can find this condition met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

There are no proposed changes to the landscape. This is an application for a change in use for an existing non-conforming parcel. The Board can find this condition is met.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

There are no proposed changes to the building. This is an application for a change in use for an existing non-conforming parcel. The Board can find this condition is met.

3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

There are no proposed changes to the open space. This is an application for a change in use for an existing non-conforming parcel. The Board can find this condition is met.

4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

There are no proposed changes to the building or the current traffic circulation patterns. This is an application for a change in use for an existing non-conforming parcel. The Board can find this condition is met.

5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

There are no proposed changes to the building or the current traffic circulation patterns. This is an application for a change in use for an existing non-conforming parcel. The Board can find this condition is met.

6. EDR-6 Utility Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

There are no proposed changes to the building or the current utility service. This is an application for a change in use for an existing non-conforming parcel. The Board can find this condition is met.

7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

There are no advertising features proposed. This is an application for a change in use for an existing non-conforming parcel. The Board can find this condition is met.

8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

There are no special features proposed as part of this application. The Board can find this condition is met.

9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The interior of the building is designed to facilitate building evacuation including two forms of egress. The property provides access to the building for fire, police and other emergency personnel and equipment from Mass Ave. The Board can find this condition met.

10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

This property is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. There are no proposed changes to the building. This is an application for a change in use for an existing non-conforming parcel. The Board can find this condition is met.

11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air, and water resources or on noise and temperature levels of the immediate environment.

There are no new structures, hard surfaces, or other impacts to the micro-climate of the immediate area as there are no changes to the building or site proposed. The Board can find this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

There are no proposed changes to the building. This is an application for a change in use for an existing non-conforming parcel. The Board can find this condition is met.

IV. Findings

1. The ARB can find that the project is consistent with Environmental Design Review per §3.4 of the Zoning Bylaw.
2. The ARB can find that the project is consistent with §3.3, Special Permits of the Zoning Bylaw.

V. Conditions

A. General

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. The applicant must comply with the conditions set forth herein, with the State Building Code, including the Town of Arlington requirements, and, where applicable, with the Massachusetts Architectural Access Board regulations.



Town of Arlington, Massachusetts

Public Hearing: Docket #3834, 30 Mystic St

Summary:

9:00 pm

Notice is herewith given that an application has been filed on December 9, 2024, by Qing Gao, Cambridge Center for Chinese Culture, 410 Trapelo Rd, Belmont, MA 02478, to open Special Permit Docket #3834 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to renovate the existing commercial building located at 30 Mystic St, Arlington, MA, in the B3 Village Business District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

Type	File Name	Description
Application for Special Permit	30_Mystic_Street_-_ARB_EDR_Application.pdf	30 Mystic Street - ARB EDR Application
Application for Special Permit	30_Mystic_Street_-_Drawings_and_Photos_of_Existing_Conditions.pdf	30 Mystic Street - Drawings and Photos of Existing Conditions
Application for Special Permit	30_Mystic_Street_-_Drawings_of_Proposed_Structure_Rev1.pdf	30 Mystic Street - Drawings of Proposed Structure
Application for Special Permit	30_Mystic_Street_-_Proposed_Landscaping.pdf	30 Mystic Street - Proposed Landscaping
Application for Special Permit	30_Mystic_Street_-_Proposed_Site_Plan_Vehicle_Plans_Solar.pdf	30 Mystic Street - Additional Materials
Application for Special Permit	30_Mystic_Street_-_LEED_checklist.pdf	30 Mystic Street - LEED checklist
Application for Special Permit	30_Mystic_Street_-_solar_evaluation_1.pdf	30 Mystic Street - solar evaluation 1
Application for Special Permit	30_Mystic_Street_-_solar_evaluation_2.pdf	30 Mystic Street - solar evaluation 2
Application for Special Permit	30_Mystic_Street_-_20250122_Additional_Questions.pdf	30 Mystic Street - 20250122 Additional Questions
Application for Special Permit	30_Mystic_Street_-_Bike_Rack_Spec.pdf	30 Mystic Street - Bike Rack Spec
Application for Special Permit	012720205_Dover_Amendment_Memo_and_Reply.pdf	012720205 Dover Amendment Memo and Reply
Application for Special Permit	Docket_3834_30_Mystic_St_-_Legal_Notice.pdf	30 Mystic St - Legal Notice
Application for Special Permit	EDR_memo_-_30_Mystic_St_-_01-23-2025.pdf	EDR memo - 30 Mystic St - 01-23-2025

REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested, Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.

☒ **Application Cover Sheet (project and property information, applicant information)**

☒ **Dimensional and Parking Information Form (see attached)**

☒ **Impact statement**

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

☒ **Drawing and photographs of existing conditions**

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

☒ **Site plan of proposal. Must include:**

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

☒ **Drawings of proposed structure**

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174
2024 DEC 11 AM 10:49



Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.



Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.



Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.



Plans for sign permits, if signage is an element of development proposal



Stormwater management plan

(for stormwater management during construction for projects with new construction)



SketchUp Compatible Model, if required



Application fee

(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: 3834

_____ Special Permit Granted

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Special Permit filing

Date: _____

2024 DEC -9 P 3:46

Docket 3834

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- Property Address 30 Mystic St. Arlington, MA
Assessors Block Plan, Block, Lot No. 50-4-5.A Zoning District B3 - Village Business
- Deed recorded in the Registry of deeds, Book 10183, Page 487
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____
- Present Use of Property (include # of dwelling units, if any)
Vacant, previously DCF office Building
- Proposed Use of Property (include # of dwelling units, if any)
Mixed Use - Adult Care Center, Daycare Center, Chinese Culture School

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174
2024 DEC 11 AM 10:49

APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) Qing Gao
Organization Cambridge Center for Chinese Culture
Address 410 Trapelo Rd Belmont, MA 02478
Street City, State, Zip
Phone 781-724-8158 Email bostongaoqing@gmail.com
- Applicant Interest:** the applicant must have a legal interest in the subject property:
☐ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☒ Lessee/tenant
- Property Owner** ☐ Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name Julia Kew Title As Trustee, not Individually.
Organization Thirty Mystic Realty Trust c/o Mirak Properties Phone _____
Address 438 MASS AVENUE SUITE 127 ARLINGTON, MA 02474
Street City, State, Zip
Phone 781-641-6536 Email julia@mirakproperties.com

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name DUO YU Title ARCHITECT
Organization HEXI, LLC Phone 6179387606
Address 34 COMMERCE WAY, SUITE B-255 WOBURN, MA 01801
Street City, State, Zip
Phone 6179387606 Email YU@HEXI-CO.COM

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

5.5.3 Use Regulations for Business Districts

section(s) title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

section(s) title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that Qing Gao is the owner ☐ or occupant ☒ or purchaser under agreement ☐
of the property in Arlington located at 30 MYTSTIC ST, ARLINGTON, MA
which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☒ has been taken by
the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant
expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the
Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):

Qing Gao

410 Trapelo Rd, Belmont, MA 02478 781-724-8158
Address Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: <u>30 MYSTIC ST, ARLINGTON, MA</u> Applicant: <u>Qing Gao</u> Present Use/Occupancy: No. of Dwelling Units: <u>VACANT/OFFICE</u>	Zoning District: <u>B3</u> Address: _____ Uses and their gross square feet: <u>25,482 SF</u>
Proposed Use/Occupancy: No. of Dwelling Units: <u>MIXED USE (ADULT CARE & EDUCATION)</u>	Uses and their gross square feet: <u>25,482 SF</u>

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	37,089 SF	37,089 SF	min. 20,000 SF
Frontage	+/- 390.0'	+/- 390.0'	min. 50'
Floor Area Ratio ¹	0.687	0.687	max. 2.8
Lot Coverage (%), where applicable	+/- 33.9%	+/- 33.9%	max. -
Lot Area per Dwelling Unit (sf)			min.
Front Yard Depth (feet)	+/- 57.0'	+/- 57.0'	min. 0
Side Yard Width (feet)	right side	+/- 36.3'	min. 0
	left side	+/- 13.6'	min. 0
Rear Yard Depth (feet)	+/- 6.5'	+/- 6.5'	min. +/-8.2' [(H+L)/6]
Height	stories	2	stories ² 5
	feet	+/- 31.0'	Feet 50'
Open Space (% of G.F.A.) ³	+/-9,582.2 SF	+/-9,582.2 SF	min. 3708.9 SF [10%]
Landscaped (sf)	+/-8,507.2 SF	+/-8,507.2 SF	(sf) 3708.9 SF [10%]
Usable (sf)	+/-7,030.8 SF	+/-7,030.8 SF	(sf) 3708.9 SF [10%]
Parking Spaces (#) ⁴	77	77	min.
Parking Area Setbacks (feet) <i>(where applicable)</i>			min.
Loading Spaces (#)	0	0	min.
Bicycle Parking ⁵	short term	16	min. 16
	long term	4	min. 3

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

IMPACT STATEMENT

Special Permit Criteria Responses

The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

The proposed mixed-use center, which will include an adult care center on the first floor, a day care center, and a Chinese culture school on the second floor, is a permitted use in the B3 Zoning District subject to the issuance of a special permit. As such, the proposed use is in accordance with the applicable zoning regulations for the district and satisfies this criterion.

The requested use is essential or desirable to the public convenience or welfare.

The proposed tenant improvement project will provide critical community services through the establishment of the Cambridge Center for Chinese Culture, a nonprofit organization dedicated to Chinese language education, cultural exchange, and community development. The center will serve as an important resource for local communities and will foster cultural understanding and exchange between Chinese and American populations. This mission aligns with the public welfare, promoting education and social cohesion, thereby making the requested use highly desirable and beneficial to the broader community.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

Given that the existing building is centrally located in a well-established area of the B3 Zoning District, the proposed use will not generate traffic congestion beyond what the site already accommodates. The proposed interior renovation focuses on an interior fit-out only and does not involve changes to the building's exterior. The surrounding infrastructure is well-equipped to handle the modest increase in pedestrian and vehicle traffic generated by the proposed use. Pedestrian safety will be carefully considered in the design, with appropriate interior circulation and access points.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The proposed mixed-use center will utilize existing public water, sewer, and drainage systems. The project involves interior fit-out work only, and as such, will not require significant changes or additions to the municipal infrastructure. Based on the scope of the project and the current infrastructure capacity in the area, the proposed use will not cause any undue burden on municipal services. The design incorporates energy-efficient mechanical, electrical, and plumbing (MEP) systems, which will further minimize any strain on resources.

Any special regulations for the use as may be provided in this Bylaw are fulfilled.

The proposed project will comply with all applicable special regulations outlined in the Bylaws for the B3 Zoning District. This includes meeting the necessary building code and design standards for an interior fit-out, ensuring that the development contributes positively to the district's character and maintains compliance with health and safety regulations.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The proposed mixed-use center is consistent with the character of the district and will enhance the area by providing valuable community services in alignment with the educational and cultural aims of the Cambridge Center for Chinese Culture. The renovation will be focused entirely on interior modifications, meaning there will be no alterations to the building's exterior. This approach ensures that the character of the surrounding area remains unchanged, with no detrimental effects on the health, morals, or welfare of the community.

The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

The proposed mixed-use development represents a thoughtful addition to the neighborhood, offering essential community services that complement existing uses within the area. The center's focus on cultural exchange, education, and care facilities will contribute to diversity and vibrancy, without creating an oversaturation of any particular use. The project will enhance the neighborhood and provide long-term benefits to the community.

Environmental Design Review Criteria Responses

Preservation of Landscape.

The proposed renovation is focused on an interior fit-out and does not include modifications to the building's exterior. Therefore, the existing landscape will be preserved as it currently stands, with minimal impact on trees or soil. The project respects the aesthetic and functional qualities of the site while enhancing its overall visual appeal.

Relation of Buildings to Environment.

The renovation will ensure that the proposed interior fit-out harmonizes with the existing building and surrounding area. No changes to the building's exterior are proposed, ensuring that the project will blend seamlessly with the neighboring structures and surrounding environment. The interior design will be carefully considered to ensure that the function and aesthetic align with the existing space.

Open Space.

As the project focuses on an interior renovation, no new external open spaces will be introduced. However, any usable open spaces within the building will be designed to encourage social interaction and maximize utility. The design will enhance the visual and functional amenities of the space, contributing positively to the experience of building occupants and visitors.

Circulation.

The project will include a comprehensive plan for internal vehicular, pedestrian, and bicycle circulation, with clearly defined access points and pathways. Pedestrian safety will be prioritized through the careful separation of vehicular and foot traffic within the interior. Parking for both vehicles and bicycles will be conveniently located to support the use, with consideration given to minimizing impact on the neighborhood and surrounding properties.

Surface Water Drainage.

Since the renovation is focused on an interior fit-out and no significant changes to the site's exterior or grading are proposed, the existing surface drainage system will remain unchanged. The project will

continue to ensure that stormwater is effectively managed on-site and that it does not adversely affect neighboring properties or the public drainage system.

Utility Service.

The building's existing utility infrastructure will support the renovation without requiring any substantial changes. Additionally, the landlord is implementing a geothermal heating and cooling system, which will contribute to the energy efficiency of the building. The energy-efficient MEP systems are currently being reviewed by engineers to ensure compliance with sustainability goals.

Advertising Features.

All signage and advertising features will be designed to complement the architectural character of the building and the surrounding area. The materials, colors, and lighting will be carefully selected to ensure that they do not detract from the site's aesthetics or the enjoyment of neighboring properties. Advertising will be in accordance with the provisions outlined in Section 6.2 of the Zoning Bylaw.

Special Features.

Service areas, utility buildings, and other accessory structures will be appropriately screened from view using plantings and other aesthetic methods. The design will minimize any visual intrusion on the surrounding neighborhood, ensuring that these features blend with the overall development.

Safety.

The safety of all occupants and visitors is a primary consideration in the design. The building will be equipped with appropriate exits, fire protection systems, and emergency access points for police, fire, and other personnel. The design of both interior and exterior spaces will maximize visibility and surveillance to deter criminal activity and ensure personal safety.

Heritage.

The proposed renovation will be sensitive to the existing historical features of the building and surrounding area. Efforts will be made to preserve significant architectural elements while incorporating modern design features that align with the district's character.

Microclimate.

The project will mitigate any potential adverse impacts on light, air, and water resources by incorporating thoughtful site design and sustainable building techniques. The development will minimize noise and temperature fluctuations by maintaining natural flow patterns and utilizing energy-efficient systems.

Sustainable Building and Site Design.

The project will incorporate sustainable building practices in line with the latest environmental standards, including energy-efficient systems, water-saving fixtures, and solar studies to reduce the building's ecological footprint.



A letter to our new neighbors

Dear Neighbors,

We hope this letter finds you well. We are excited to introduce ourselves as the Cambridge Center for Chinese Culture (CCCC), a non-profit organization that will soon be moving into 30 Mystic Street, Arlington. Our goal is to create a space that fosters cultural exchange and community service. We anticipate relocating by the middle of 2025, and we wanted to take a moment to introduce ourselves and share our plans with you.

About Us:

CCCC was established in 1991 and is a registered non-profit organization in Massachusetts. For over 30 years, we have been dedicated to providing Chinese language education, cultural exchange programs, and enhancing the local Chinese community's presence. Throughout our history, we have played a vital role in fostering communication, mutual understanding, and friendship between Chinese and American communities.

What We Will Do at 30 Mystic Street:

At our new location, we will continue our mission through several non-profit subsidiaries. These include:

Chinese School: Offering weekend and after-school programs (on the 2nd floor) to around 100 students.

Kindergarten: A full-size facility serving infants through preschool children (on the 2nd floor).

Adult Daycare: Providing services for elders during weekdays (on the 1st floor).

In addition to Chinese language education, we will also offer a variety of Chinese cultural courses, such as Tai Chi, martial arts, cooking, painting, and crafts. We believe these programs will be of great interest to local residents and offer a unique opportunity to explore Chinese traditions and enrich the cultural diversity of our community.

When all programs are running in full by mid-2025, we expect to have around 100 students on weekends, 40 children in the kindergarten during weekdays, and approximately 100-150 elders in our adult daycare program. Our services are open to all local residents, and we look forward to welcoming families from all backgrounds.

Construction and Renovation:

To prepare for our programs, we will be renovating the building, which will take place between February and June 2025. We are committed to ensuring the process causes minimal disruption to our neighbors, and we will do our best to address any concerns along the way.

How You Can Support Us:

As we move forward with construction and licensing procedures, we kindly ask for your support in any way possible. Your feedback, suggestions, and understanding will help us provide the best services to the local community. We deeply value your partnership and hope to work together to create a welcoming environment for everyone.

We look forward to being a part of this wonderful community and working with you. If you have any questions or concerns, please do not hesitate to reach out to us.

Thank you for your support!

Warm regards,

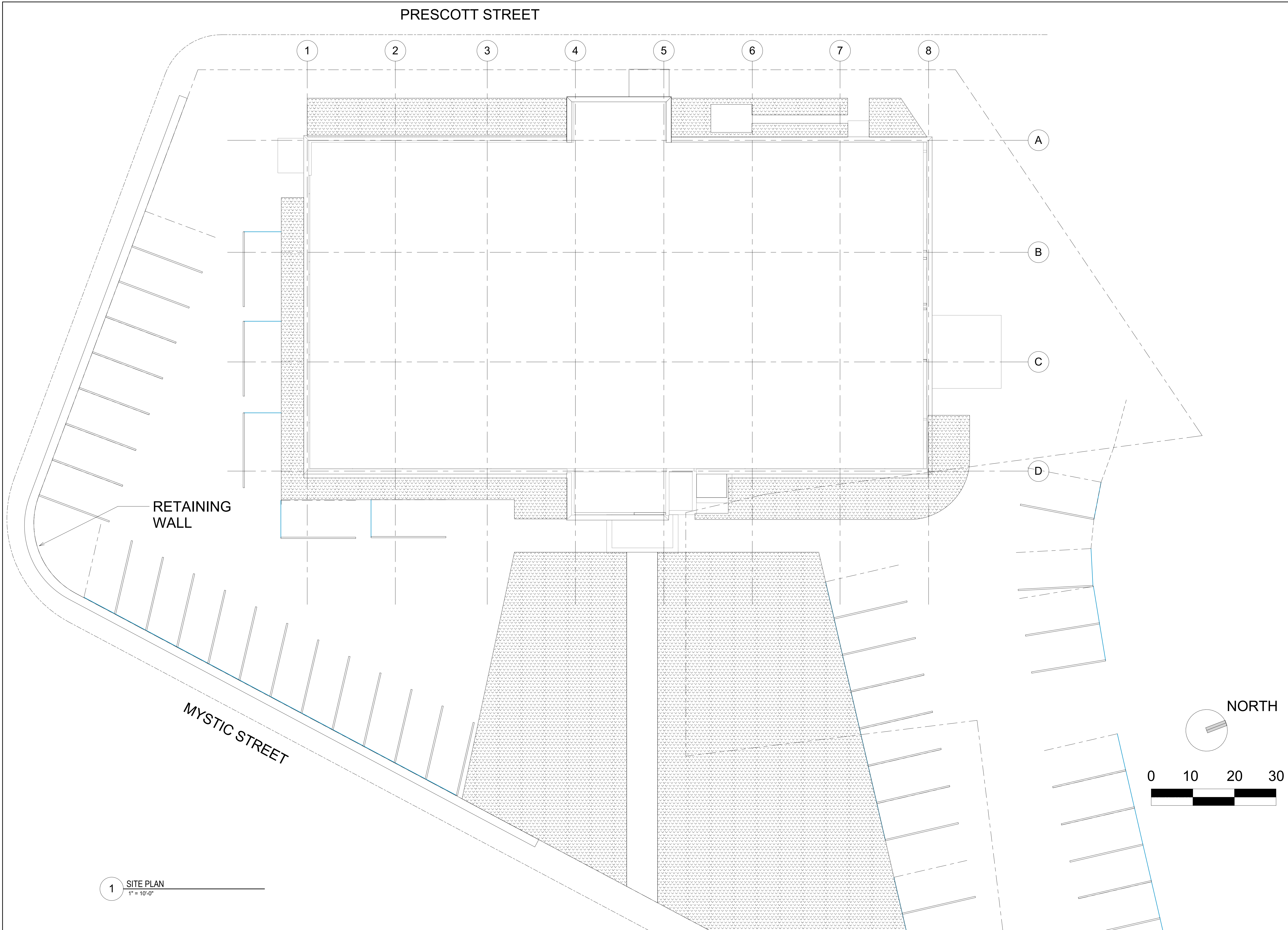
Cambridge Center for Chinese Culture
Phone: 781-724-8158
Email: bostongaoqing@gmail.com
Website: www.bostoncccc.org



30 MYSTIC STREET

Arlington, Massachusetts









REVISIONS

DATE _____

DRAWING TITLE

Elevations North & South

DRAWING INFORMATION

September 01, 2023

sting

1" = 1'-0" KK

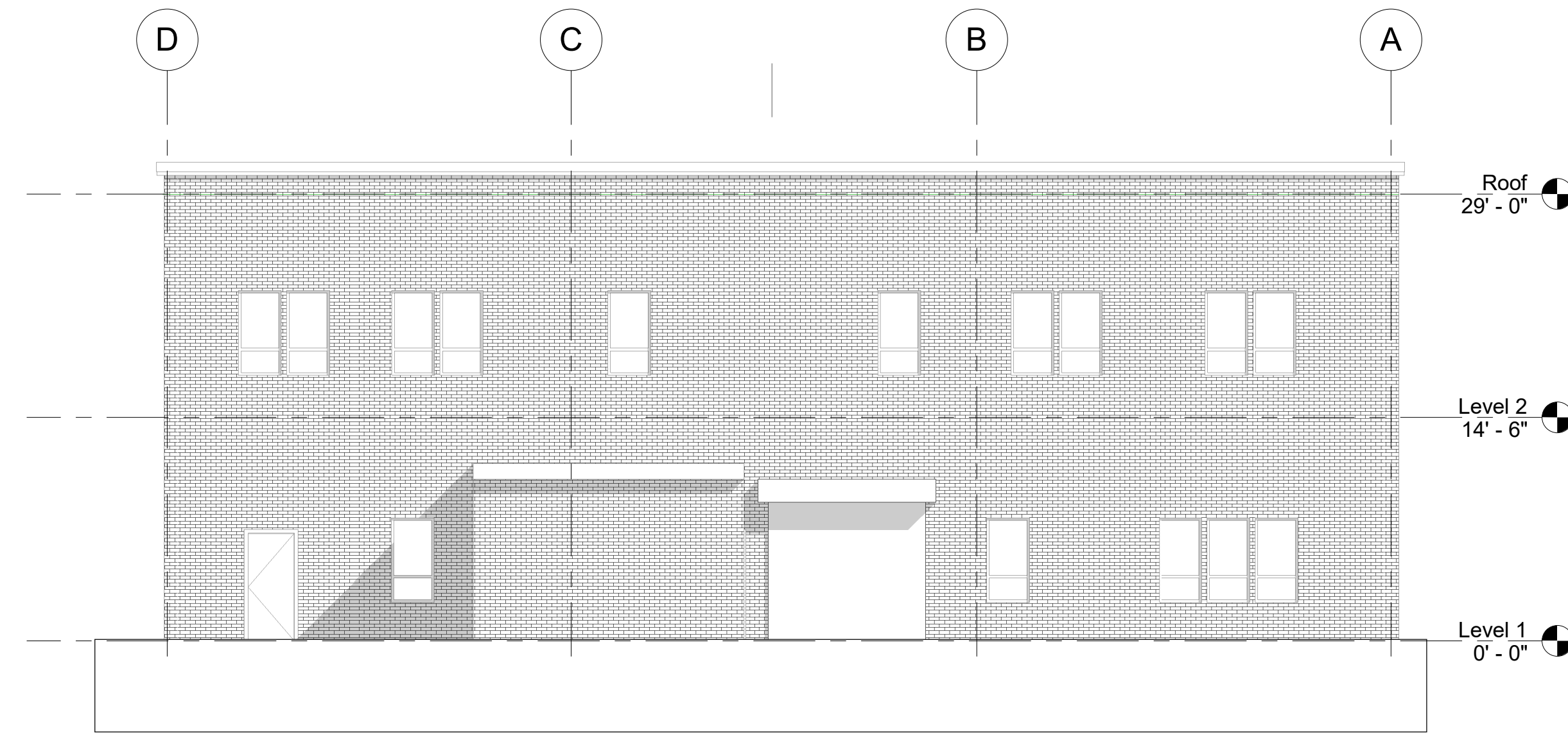
DRAWN BY

PROJECT #	FILE NAME
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

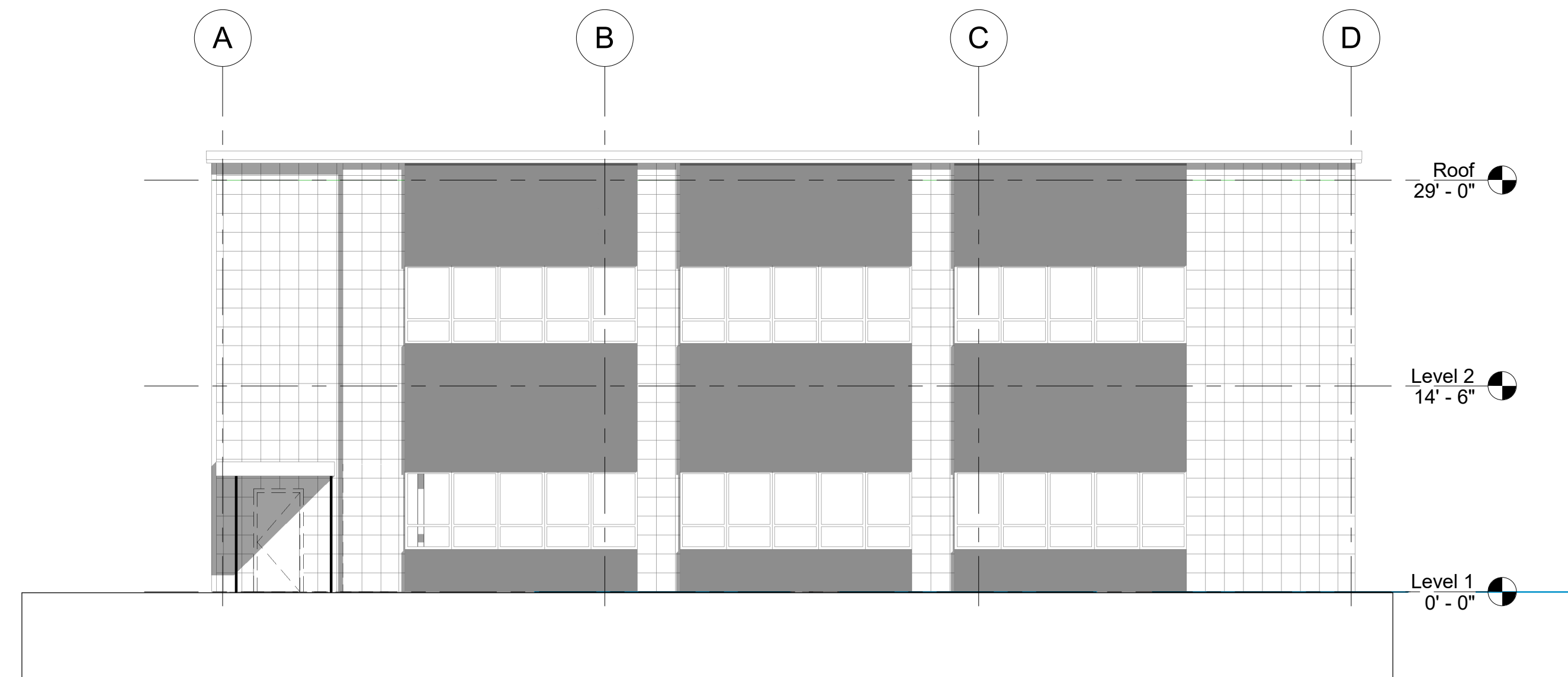
DRAWING NUMBER

A201





1 EAST ELEVATION
1/8" = 1'-0"

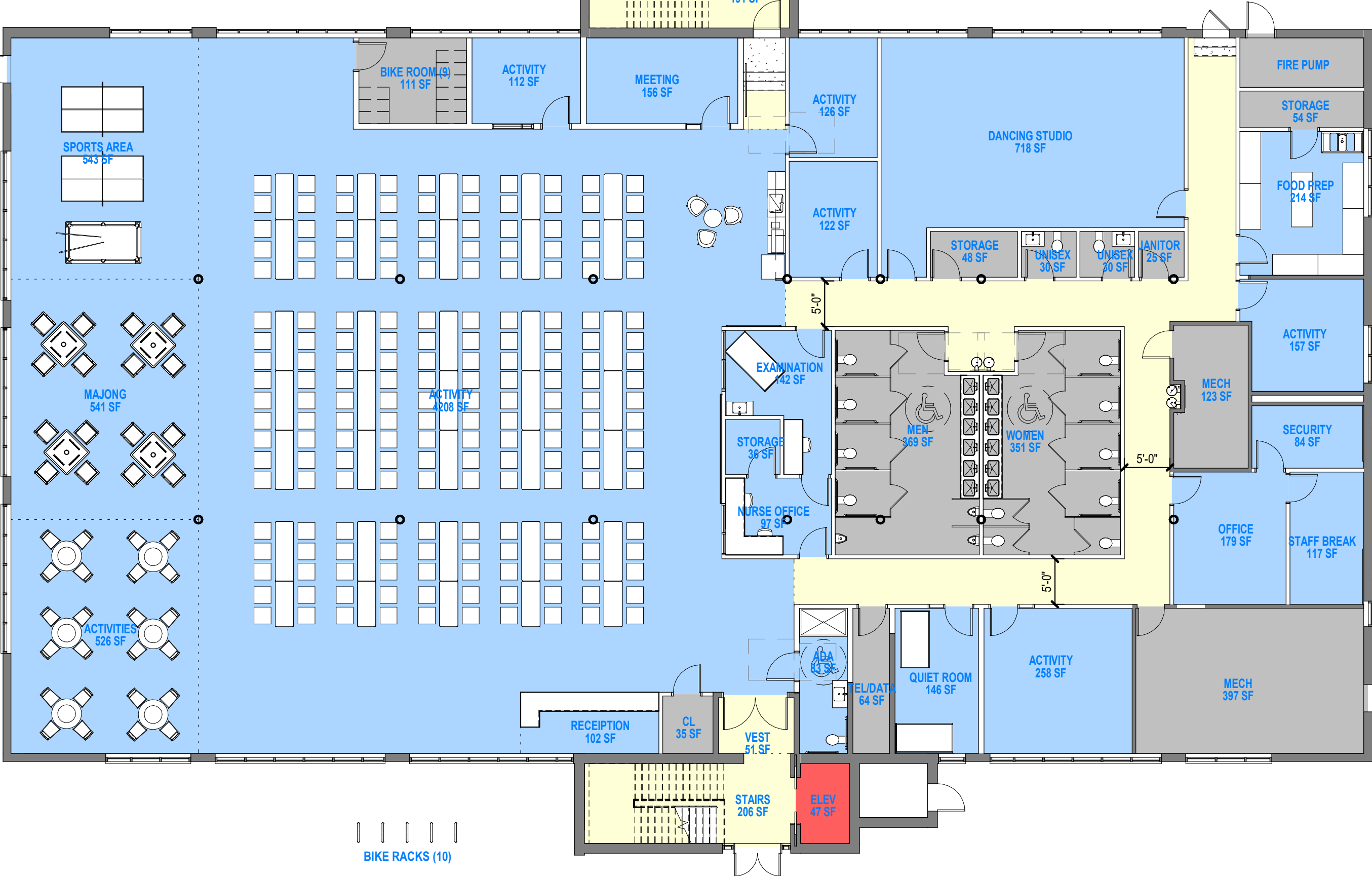


2 WEST ELEVATION
1/8" = 1'-0"

Department Legend

- Adult Care Center
- Building
- Circulation
- Elevator

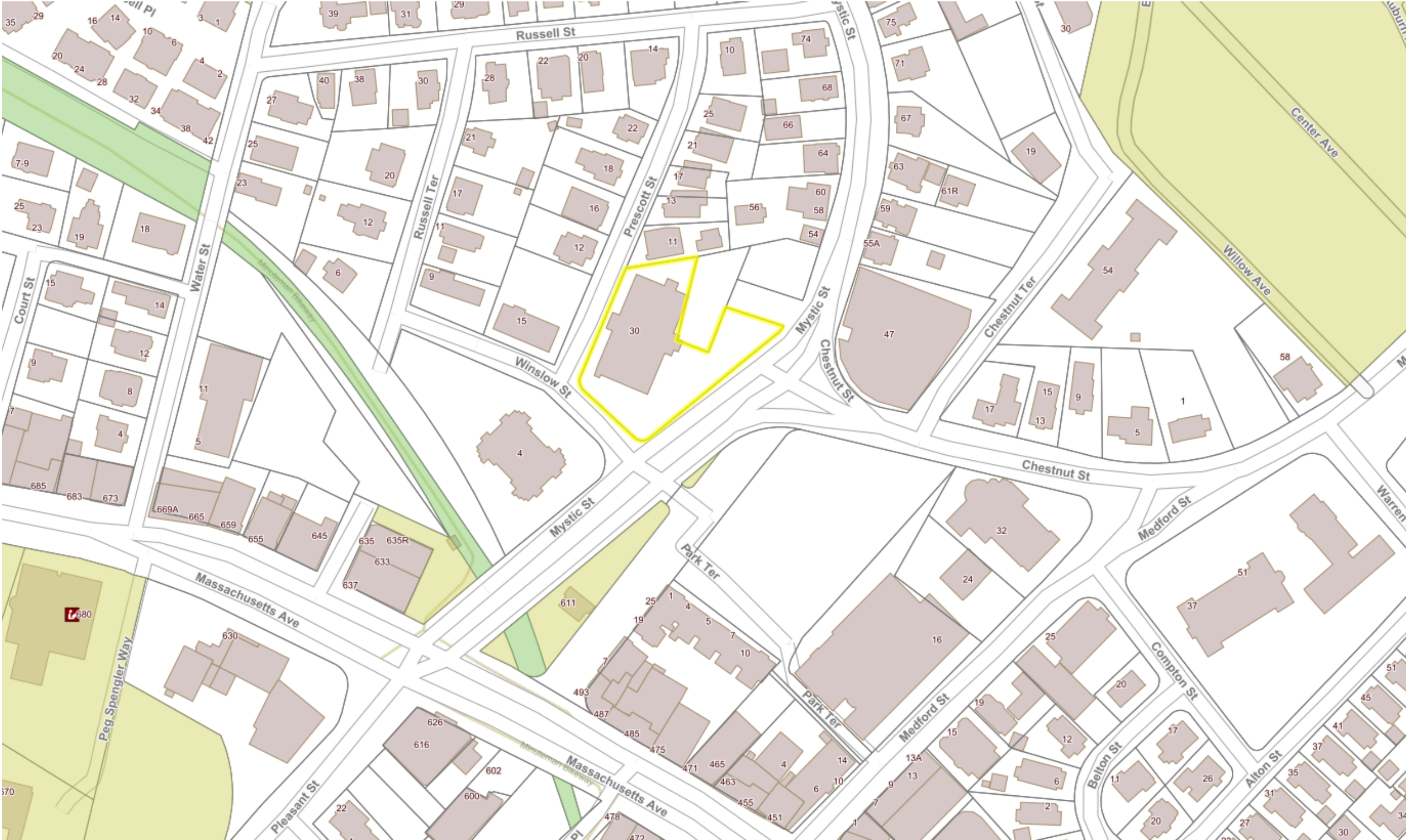
BIKE RACKS (10)

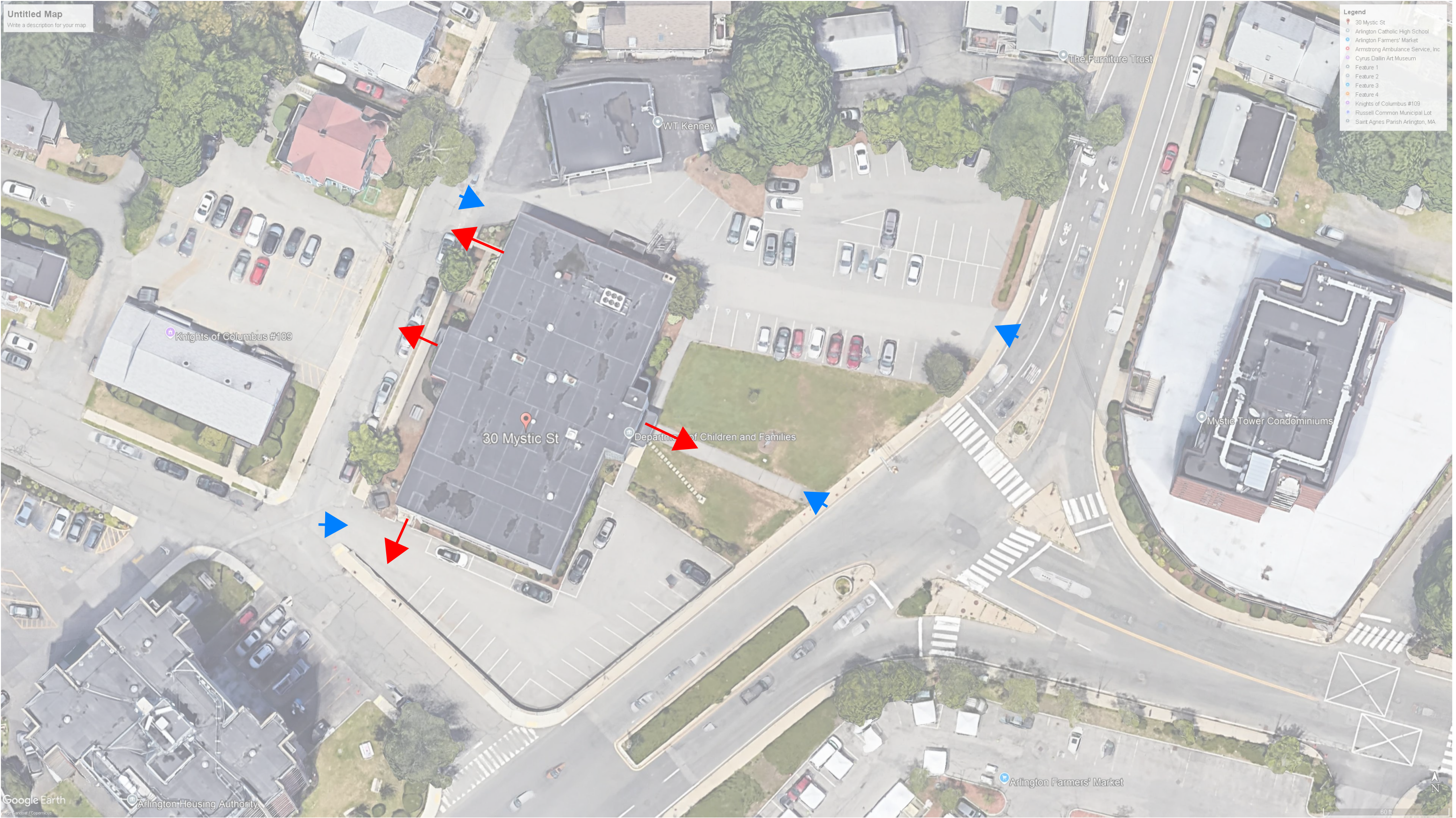




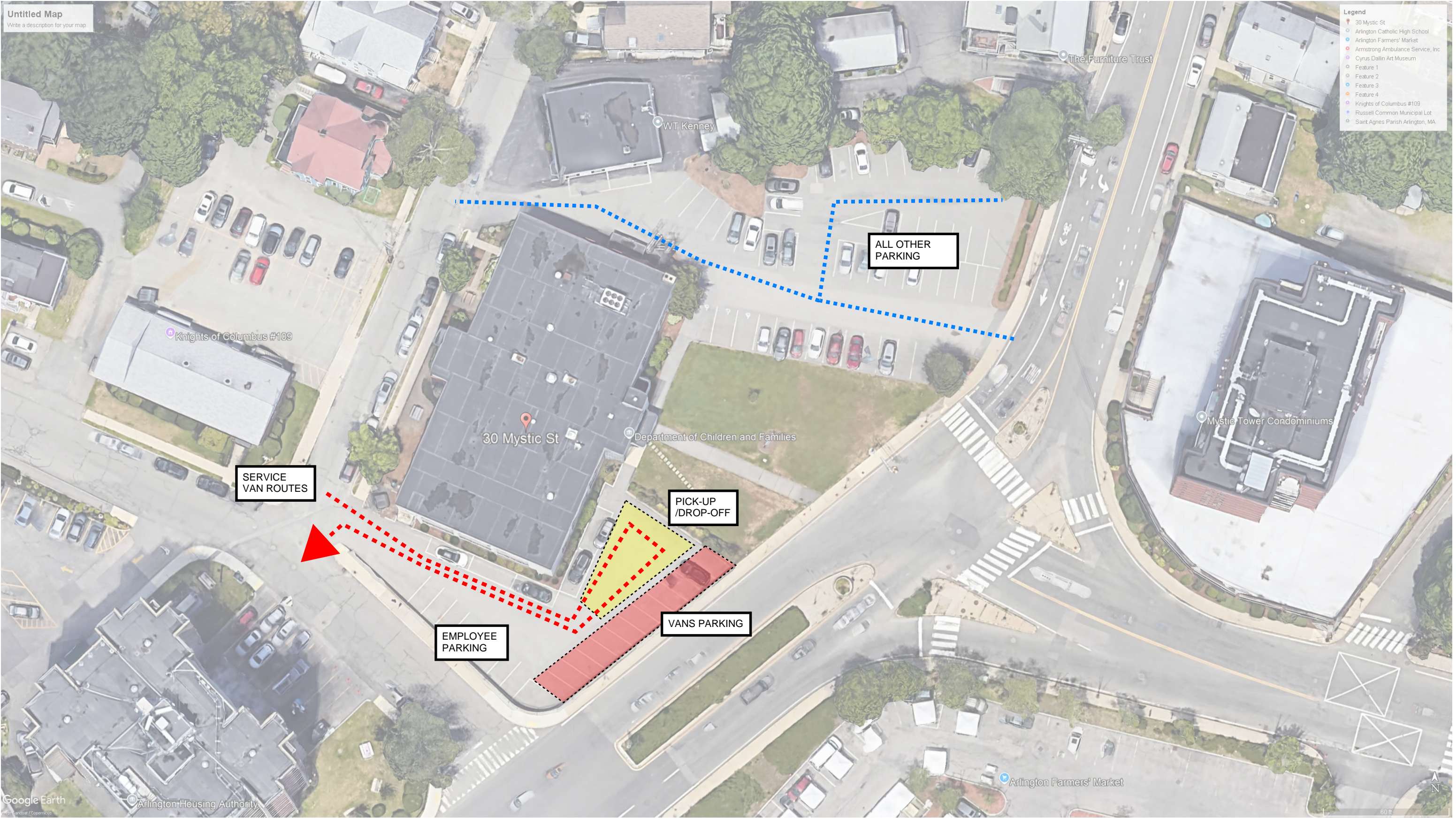
Department Legend

- Building
- Chinese School
- Circulation
- Community
- DayCare Center
- Elevator









Circulation routes for passenger vehicles, and service/delivery vehicles;



Circulation routes for pedestrians





The tenant is actively collaborating with the Solar Company and the landlord to assess the feasibility of installing photovoltaic (PV) panels on the existing roof. This process includes a structural evaluation of the current roof, as well as the potential relocation of roof-mounted equipment.



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name:

Date:

Y ? N

1		0	Credit	Integrative Process	1
---	--	---	--------	---------------------	---

13	2	1	Location and Transportation		16
0		0	Credit	LEED for Neighborhood Development Location	16
1		0	Credit	Sensitive Land Protection	1
1		1	Credit	High Priority Site	2
5		0	Credit	Surrounding Density and Diverse Uses	5
5		0	Credit	Access to Quality Transit	5
1		0	Credit	Bicycle Facilities	1
	1		Credit	Reduced Parking Footprint	1
	1		Credit	Green Vehicles	1

2	3	5	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1		0	Credit	Site Assessment	1
0		2	Credit	Site Development - Protect or Restore Habitat	2
0		1	Credit	Open Space	1
1	2		Credit	Rainwater Management	3
0		2	Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1

5	0	6	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2		0	Credit	Outdoor Water Use Reduction	2
2		4	Credit	Indoor Water Use Reduction	6
0		2	Credit	Cooling Tower Water Use	2
1		0	Credit	Water Metering	1

5	0	28	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
0		6	Credit	Enhanced Commissioning	6
4		14	Credit	Optimize Energy Performance	18
0		1	Credit	Advanced Energy Metering	1
0		2	Credit	Demand Response	2
0		3	Credit	Renewable Energy Production	3
1		0	Credit	Enhanced Refrigerant Management	1
0		2	Credit	Green Power and Carbon Offsets	2

8	0	5	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
5		0	Credit	Building Life-Cycle Impact Reduction	5
1		1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1		1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
0		2	Credit	Construction and Demolition Waste Management	2

7	0	9	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1		1	Credit	Enhanced Indoor Air Quality Strategies	2
2		1	Credit	Low-Emitting Materials	3
1		0	Credit	Construction Indoor Air Quality Management Plan	1
2		0	Credit	Indoor Air Quality Assessment	2
0		1	Credit	Thermal Comfort	1
0		2	Credit	Interior Lighting	2
0		3	Credit	Daylight	3
0		1	Credit	Quality Views	1
1		0	Credit	Acoustic Performance	1

2	0	4	Innovation		6
1		4	Credit	Innovation	5
1		0	Credit	LEED Accredited Professional	1

2	0	0	Regional Priority			4
1		0	Credit	Regional Priority: ‡ Regional Rainwater Management	1	
1		0	Credit	Regional Priority: ‡ Building Life Cycle Impact	1	
			Credit	Regional Priority: Specific Credit	1	
			Credit	Regional Priority: Specific Credit	1	

45	5	58	TOTALS	Possible Points: 110
----	---	----	--------	----------------------

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110



Proposal for:

Jane Xu

30 Mystic St, Arlington, MA 02474

Summary:

Number of Panels:	132 x Jinko 425W Panels
System Size:	56.1 kW DC
Electricity Production:	54,129 kWh/year
Initial System Cost:	\$146,177
Tax Credit:	\$44,853
Cost after Tax Credit:	\$101,324
Net Benefit (10yrs):	\$125,650
Payback Period:	4 Years 9 Months

Design and Equipment

Production Factor:
132 Panels @ 0.965 kWh/W



Equipment used:

Panels
Inverter system

Manufacturer:

Jinko
Tesla

Model:

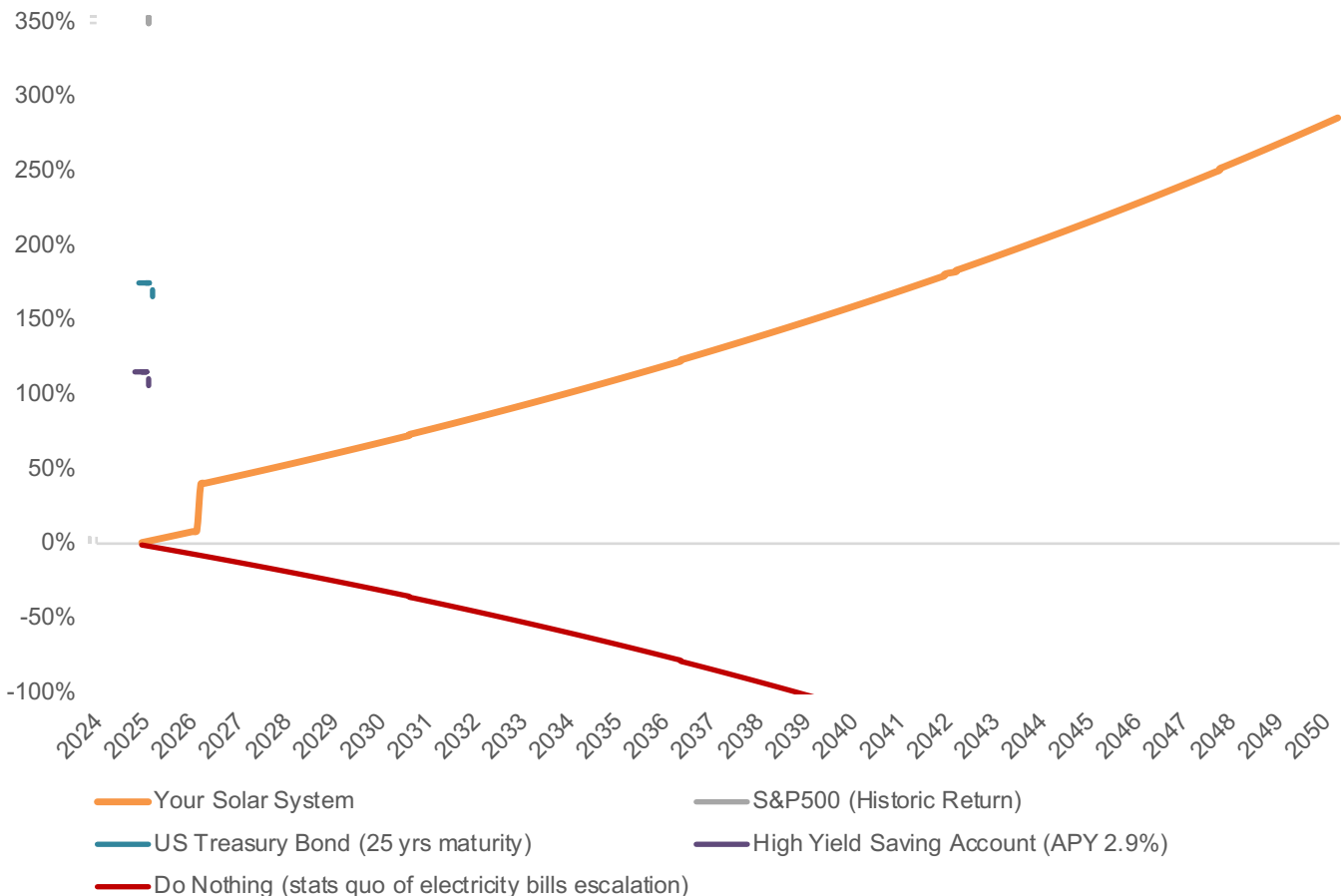
JKM425N-54HL4-B
Solar Inverter 7.6k

Solar is an Investment

Key points:

- Solar is not a luxury good; It is a hedge against market uncertainty, inflation, and rising utility rates.
- Investment markets are becoming more volatile over time, making it difficult to predict returns. Solar offers a strong, low-risk high reward and guaranteed rate of return.
- Solar provides the unique ability to forecast your cash flows down to the month with real-time data so your return on investment is clear and guaranteed.
- Solar ensures a return of over 40% in year 1, in the form of the 30% Federal Tax Credit, \$1,000 State Tax Rebate, avoided electricity costs, and Class-1 RECs. *Must consult a tax professional.
- Owning your electricity (solar) builds equity in your home and reduces your dependency from the utility.

Your Solar System Performance vs Other Investments



*** For additional information and details, ask your analyst for our assumptions.

Financing Your Solar Investment

Key points:

- From a cash flow perspective, you are currently paying the equivalent of a solar loan to the utility. Without dipping into liquid capital, you can swap your utility payments with your financed solar asset.
- Without going solar, this electricity will cost \$835579.09 over the next 25 years.
- That is an average of \$2785.26 per month.
- Going solar will cost \$867.17 per month.
- Don't wait and spend \$ 18945.15 a year just to see if interest rates slightly decrease. If rates go down, you can always refinance your loan without a pre-payment penalty.*
- Based on a 25 year solar loan, a difference of 2% APR would account for only \$138.16 on your monthly payment.

Your Monthly Payments: Solar Loan vs Electricity Costs



- This chart reflects a responsible financing option, without predatory "dealer fees/cost of financing" or pre-payment penalties.

*** Concert Solar Loan Rates. For additional information and details, ask your analyst

Twenty-Year Financial Analysis For Solar

Year	Combined Benefits			Cumulative Net Benefits
	Electricity Savings	Class 1 RECs	Cumulative Total	
0	\$0	\$0	\$0	(\$146,177)
1	\$18,945	\$1,786	\$20,731	(\$80,592)
2	\$19,365	\$1,777	\$41,874	(\$59,450)
3	\$19,794	\$1,768	\$63,436	(\$37,887)
4	\$20,233	\$1,760	\$85,429	(\$15,895)
5	\$20,681	\$1,751	\$107,861	\$6,537
6	\$21,140	\$1,742	\$130,743	\$29,419
7	\$21,608	\$1,733	\$154,085	\$52,761
8	\$22,087	\$1,725	\$177,896	\$76,573
9	\$22,577	\$1,716	\$202,189	\$100,865
10	\$23,077	\$1,707	\$226,974	\$125,650
Subtotal:	\$209,508	\$17,466	\$226,974	\$125,650
11	\$23,589	\$1,699	\$252,261	\$149,238
12	\$24,111	\$1,690	\$278,063	\$173,350
13	\$24,646	\$1,682	\$304,391	\$197,996
14	\$25,192	\$1,674	\$331,256	\$223,188
15	\$25,750	\$1,665	\$358,672	\$248,938
16	\$26,321	\$1,657	\$386,650	\$275,259
17	\$26,904	\$1,649	\$415,203	\$302,164
18	\$27,501	\$1,640	\$444,344	\$329,664
19	\$28,110	\$1,632	\$474,086	\$357,774
20	\$28,733	\$1,624	\$504,444	\$386,508
Total:	\$470,366	\$34,078	\$504,444	\$386,508

Payback Period: 4 Years 9 Months

Great Sky Solar

Great Sky Solar was founded on a vision of combining clean energy with a clean and transparent business model.

We are small by design, connected to our community, and hire the best people. We never subcontract any portion of our work, and all of our employees enjoy strong salaries and a healthy work/life balance. On these principles, we've been able to build a truly sustainable company so we can offer you un-paralleled service and expert craftsmanship, at very competitive rates.

Every solar array installed by Great Sky Solar is backed by:

- 10-year 95% Production Guarantee: ensures your system will produce as forecasted.
- 10-year Service Guarantee: we service any issues with your system at no charge.
- 25-year Workmanship Warranty: we stand by the quality of our work.

Our stated price is all-inclusive and will not increase or change. As soon as we receive your go-ahead, we'll begin administration and permitting. You are welcome to make any changes to equipment type or system size up 2 weeks prior to install. When you are ready to move forward, we will send a contract for electronic signature.

Feel free to call us at (781) 819-5313 for more information or with any questions.





The Future is by Design

30 Mystic St, Arlington, MA 02474, USA


Cash Payment

Payback period	7.05 years
Total system cost (Includes incentives applied today)	\$142,345.00
Net cost (Includes incentives applied later)	\$98,641.50

Incentives


Federal ITC - 30%	-30.00% system cost	Up to -\$42,703.50
MA Residential Renewable Energy Income Tax Credit	-15.00% system cost	Up to -\$1,000.00

Future Energy Solar
HIC: 184372
21 OLYMPIA AVE, Unit V , Woburn Ma 01801
FutureEnergySolar.com




83

Solar panels



44,436 kWh

Yearly energy produced

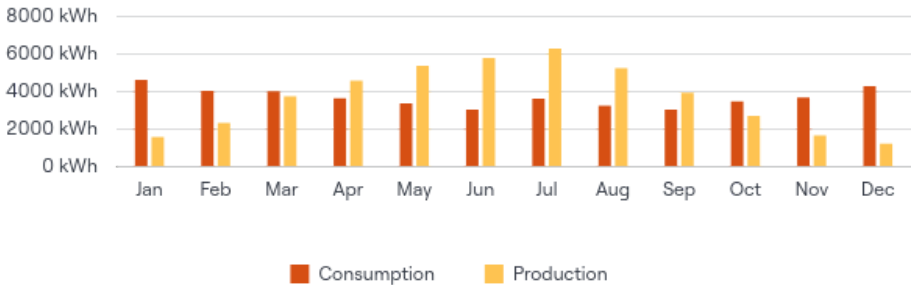


101%

Energy offset

System

Q.PEAK DUO XL-10.3 / BFG 490 Qcells	Modules	Qty: 83
IQ8H-3P-72-E-US (208V) (2024) Enphase Energy Inc.	Inverters	Qty: 83



Future Energy Solar Warranties : 25 Year Workmanship, 15 Year Roof Leak Warranty, 25 Year Service Plan. Solar and Inverter(s) Manufacturer Warranties: 25 Year Product Warranty

The information provided in this proposal is a preliminary estimate for illustration purpose only. This proposal is based on estimates and assumptions that may or may not be realized, and does not provide any guarantees regarding the actual system production, savings, utility rate, or any other data. This proposal is not a bid for work, an offer for financing, nor a binding agreement.

Does the lease include provision for parking on Parcel 50-4-1.A, which is zoned R-6? Please include a copy of lease or other information on long-term parking agreements if applicable.

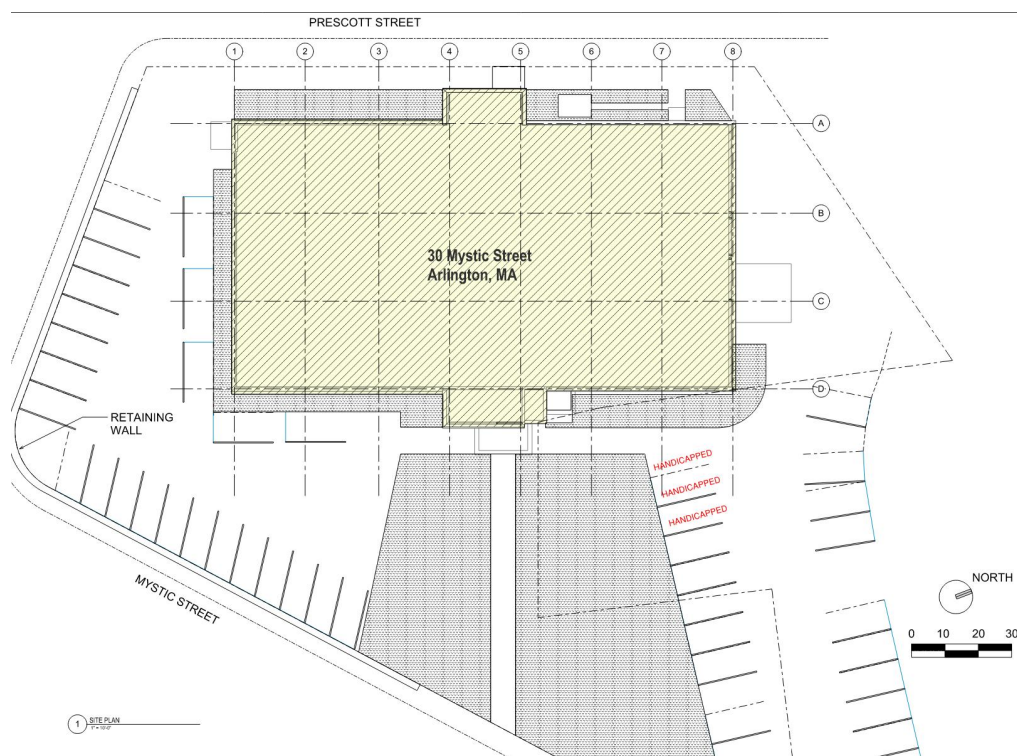
Please confirm the number of employee parking spaces **(14 Employee parking spaces)** available and provide an estimate of how many employees of the adult daycare will be on site during a shift. **(20 employee a shift)** Is there any other relevant information about expected demand for employee parking (for all uses on site)? **(8 Vans Overnight Parking)**

Please provide an estimate of the daily number of service van trips, **(Maximum 11 Van Trips)** hours of peak operation **(peak hours, 7:30a-9:30a, 1:00p-3:00p)**, and confirm the dimensions of the designated van parking spaces shown on the parking plan will be adequate for the vehicles used. **(Vans are medium size that fit in regular parking spaces)** Would the service van be for users of the adult daycare only? **(yes)**

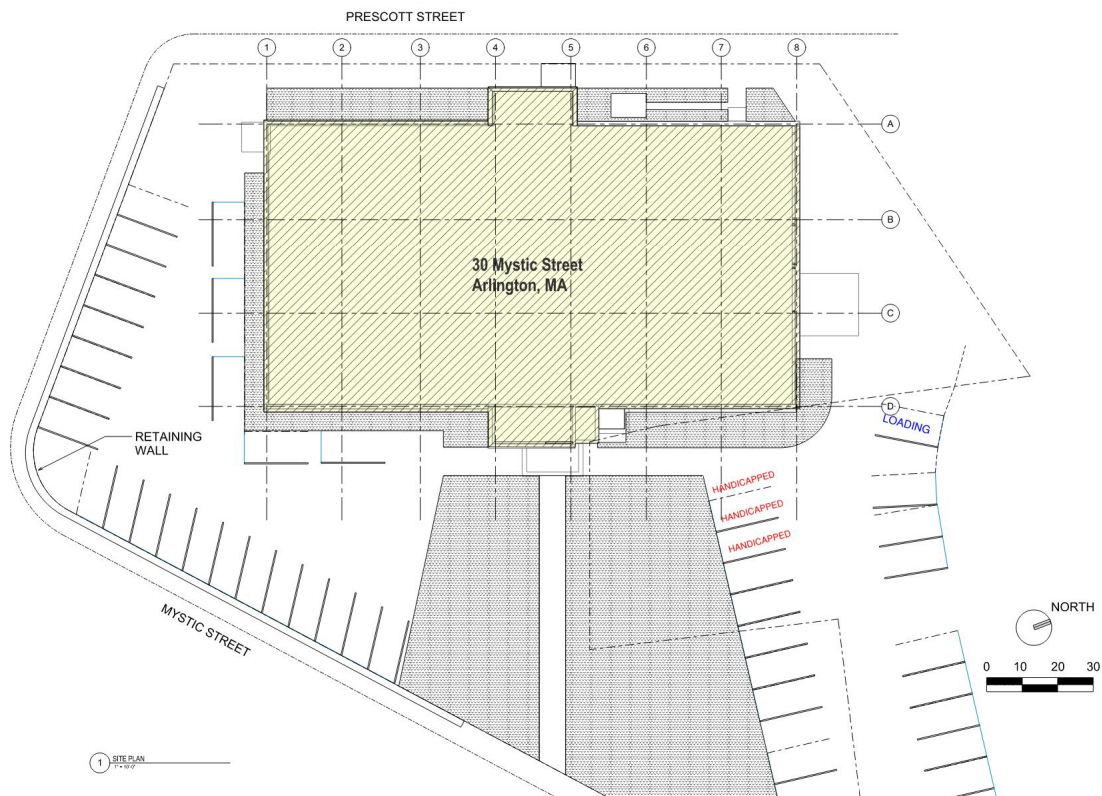
Please confirm whether there is an any existing outdoor bicycle parking on site and show this on the parking sheet if applicable. **(no existing bicycle parking on site)**

Show location of proposed street trees on the site or confirm if there are none proposed. **None**

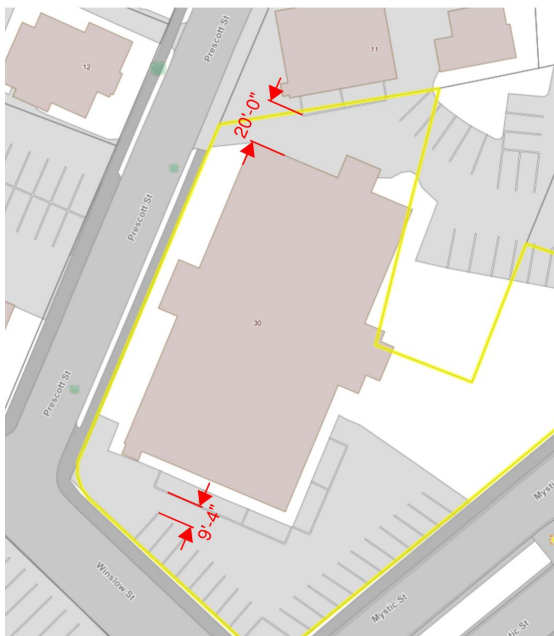
Label existing handicapped parking to remain on site. **Please see below 1, 2, 3**



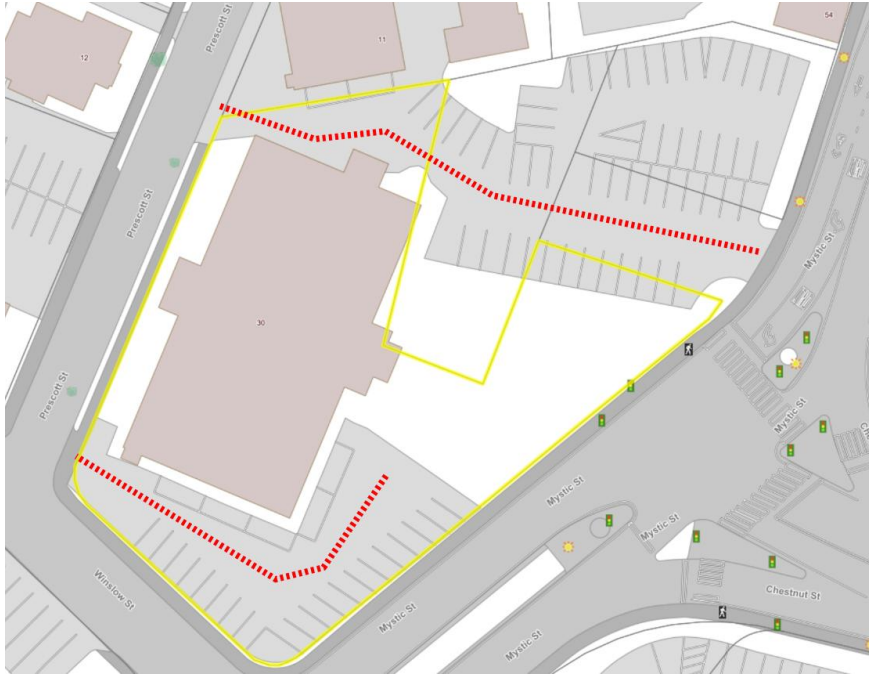
At least one loading space is required per Section 6.1.6 of the Zoning Bylaw. Please label the designated space on the parking sheets. **Please see below in Blue.**



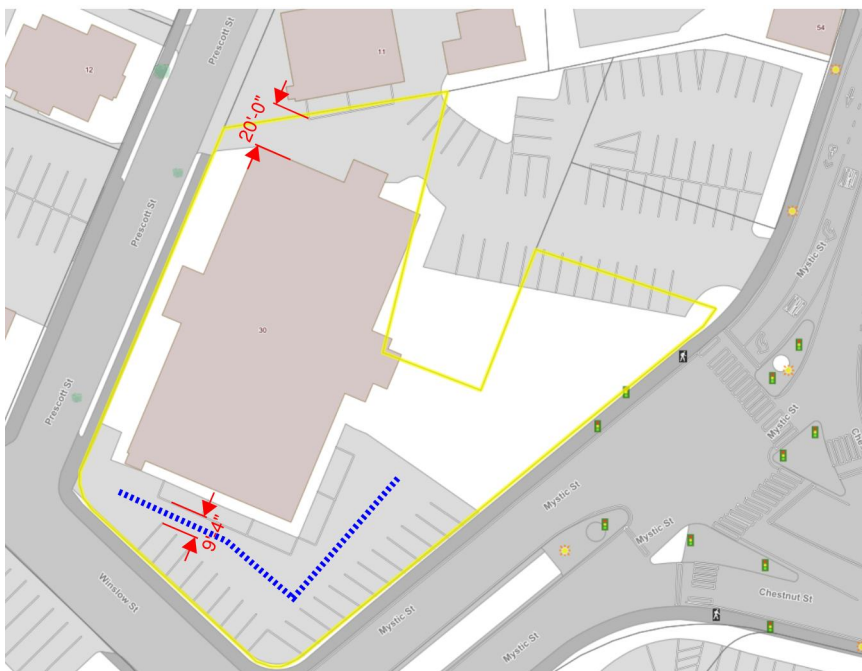
Dimension the aisle width on the parking sheets in these two places.



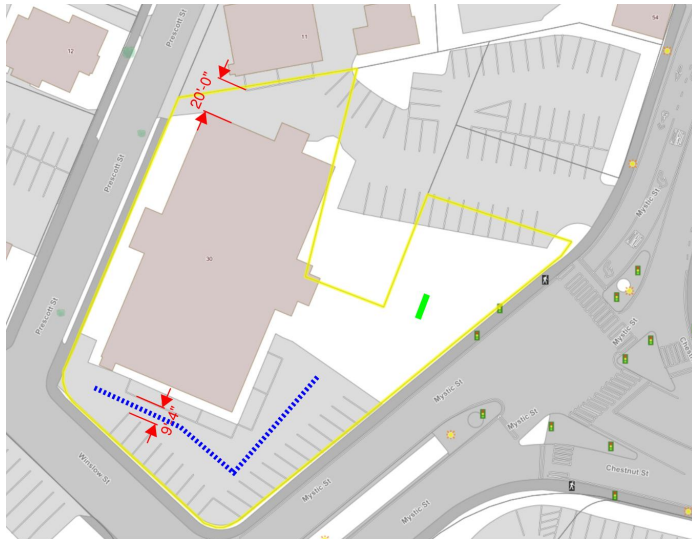
Delineate the area of the former right-of-way in the parking lot. **Please see red dotted line in diagram below.**



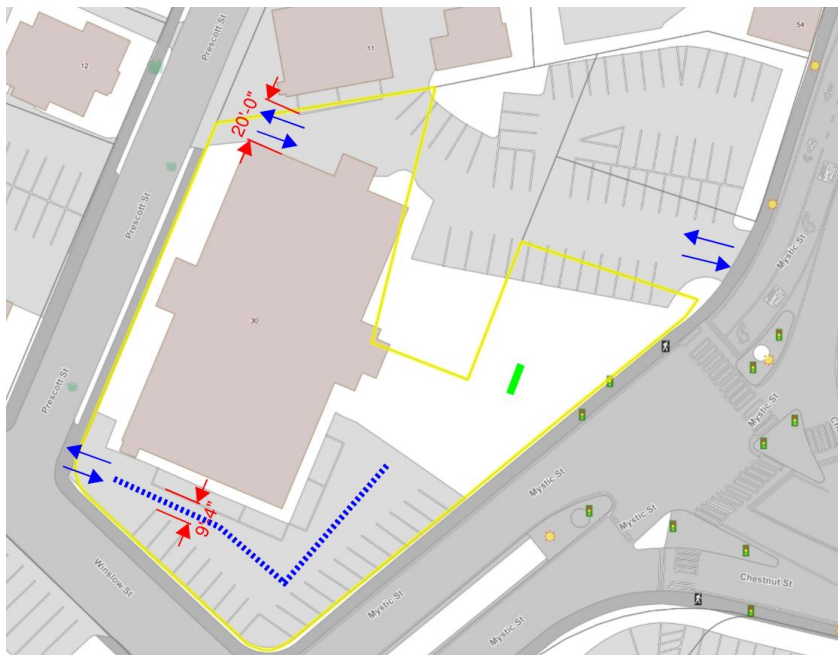
Please confirm that all driveways have two-way traffic; if any driveways are one-way only, please show this on the parking sheets. **Please see below that blue dotted lines shows the one-way traffic.**



If there is any existing lighting or free-standing signage in the parking area to remain (or proposed) please show on the parking sheets. **Existing Signage to remain, please see below in green.**



Label building egress on the parking sheet (where will users be entering and exiting?) **Please see below diagram (blue arrows)**




Provide any proposed building signage and its location on the site. **Existing Signage to remain.**

Provide specifications for the type(s) of outdoor bike racks proposed. **Please see attached spec sheet.**

[Home](#) / [Playground Sets](#) / [Commercial Playground Equipment](#) / [Commercial Bike Racks](#)

Internet # 300047025 Model # ACTION INVERTED U-GV Store SKU # 1001878765


Customers Also Viewed



Action Inverted U Rack Black Powder Coated Surface Mount 2-Bike Rack

★★★★☆ (4 / 2)


\$169⁰⁰



Dero Hoop Rack Galvanized In-Ground Mount

★★★★★ (5 / 1)

\$175⁴⁹




< 1/6 >

(Brand Rating: 4.5/5) ⓘ
Action Inverted U Rack Galvanized Surface Mounted 2-Bike Rack
★★★★★ ∨ Questions & Answers (4)



Hover Image to Zoom

\$169⁰⁰

 Pay **\$144.00** after **\$25 OFF** your total qualifying purchase upon opening a new card. ⓘ
[Apply for a Home Depot Consumer Card](#)

- Made of American steel with a galvanized finish for durability
- U-lock compatible to ensure secure and convenient use
- Includes assembly hardware for easy installation
- [View More Details](#)

Pickup at [South Bay/Boston](#)

✓

Ship to Store

Feb 21 - Feb 24

5 available

FREE

Delivering to 02125

Delivery

Wednesday, Feb 19

5 available

FREE

-

1

+

🛒

Add to Cart

rayra


Pay in 4 interest-free payments of \$42.25 with [PayPal](#). [Learn more](#)

 **Free & Easy Returns In Store or Online**
Return this item within **90 days** of purchase.
[Read Return Policy](#)

Frequently Bought Together

CURRENT ITEM

✓ Select



Dero


Action Inverted U Rack Galvanized Surface Mounted 2-Bike Rack

★★★★★

\$169⁰⁰

+

✓ Select



Action Ring and Post

Rack Galvanized Surface Mounted 2-Bike Rack

★★★★★

\$199⁰⁰

Subtotal: **\$368⁰⁰**

107 of 182

https://www.homedepot.com/p/Action-Inverted-U-Rack-Galvanized-Surface-Mounted-2-Bike-Rack-ACTION-INVERTED-U-GV/300047025?source=sho... 2/6

Add 2 Items to Cart

Product Details

Specifications

Dimensions: H 35 in, W 24 in, D 3 in

Dimensions

Product Depth (in.)	3 in
Product Height (in.)	35 in
Product Width (in.)	24 in

Details

Color Family	Grey
Color/Finish	Galvanized
Commercial / Residential	Commercial
Material	Metal
Materials	Metal
Mounting	Surface Mounted
Number of Bikes	2
Product Weight (lb.)	17 lb
Returnable	90-Day

Warranty / Certifications

Manufacturer Warranty	5 years
-----------------------	---------

How can we improve our product information? Provide feedback.

Questions & Answers

4 Questions

Find an Answer

Type a keyword or phrase

Q

Viewing 1-4 of 4

Newest

Ask a Question

What size masonry drill bit do I use for these 3/8 wedge anchors?

By Bill, Jul 29, 2023

1 Answer | Answer This Question



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Mike Ciampa, Inspectional Services
From: Claire Ricker, Director, Planning and Community Development
Date: January 27, 2025
RE: Cambridge Center for Chinese Culture, 30 Mystic Street, Arlington, MA

The Cambridge Center for Chinese Culture (the applicant) plans to redevelop the existing building at 30 Mystic Street for a variety of uses. The applicant proposes to renovate the interior of an existing two-story, vacant commercial building with off-street parking located at 30 Mystic Street, Arlington, MA, in the B3 Village Business District. The applicant proposes to establish a mixed-use building with nonprofit services, including a language school, childcare center, and adult day care.

On January 27, 2025, Inspectional Services determined that two of the three proposed uses meet the requirement for a zoning exemption under Chapter 40A, Section 3. Section 3 (the Dover Amendment) provides certain protections under the Zoning Act and the Arlington Zoning Bylaw, namely that the Town may only apply reasonable regulations concerning the bulk and height of structures and in determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements. The Town has the burden of applying only those regulations which serve a legitimate municipal concern. This memo outlines the justification for an administrative review of the two proposed uses that meet the requirement for a zoning exemption.

Bulk and Height: The proposal will not alter the bulk and height of the existing structure at 30 Mystic Street.

Yard Sizes and Setbacks: The B3 Zoning District does not require a front yard setback or a side yard setback for mixed-use buildings. The rear yard varies depending on the height and length of the structure. There are no additions planned for the building.

Lot Area: The minimum lot area requirement for a structure of this size in the B3 Zoning District is 20,000 square feet. The building in which the Cambridge Center for Chinese Culture is leasing space has a lot area of 37,089 square feet.

Open Space: The proposal does not alter the usable or landscaped open space on the property.

Parking:

Vehicle Parking Requirements for Adult Day Care*		
Required parking spaces	80	
Proposed parking spaces	76	
Loading Requirements		
Required loading spaces	1	
Proposed loading spaces	1	
*20 employees per shift; 4 spaces per practitioner required		
Bicycle Parking Requirements		
Use	Long-Term Parking	Short-Term Parking
Office	1	1
Non-exempt educational	4	20
Total Required Bicycle Parking	5	21
Total Proposed Bicycle Parking	18	26

The table above shows the parking calculations for the adult day care only; other proposed uses are exempt under M.G.L. c. 40A, §3. The applicant does not have sufficient parking and would need to seek a parking reduction as either a mixed-use development or in compliance with §6.1.5.C of the Zoning Bylaw – Transportation Demand Management.

Building Coverage: There is no building coverage requirement for this use in the B3 Zoning District. The proposal does not change the existing building coverage.

Signage

The property is in the B3 Zoning District, which is in the Business Sign District. The applicant proposes to retain the monument sign in front of the building on Mystic Street.

Conclusion

Based on the review outlined in this memorandum, it appears that an administrative review is appropriate for the two Dover protected uses while further review is necessary under the Zoning Bylaw. It appears that imposing the requirements of the Zoning Bylaw related to bulk and height, yard sizes and setbacks, lot area, open space, parking, and building coverage applicable to the Dover uses would not serve a legitimate municipal purpose in this case. The proposal does not meet the minimum parking requirements for the non-Dover use but the availability of a nearby public parking lot, nearby bus routes, provision of van service, and proximity to the Minuteman Bikeway can reduce the parking needs of those accessing the language school, childcare center, and adult day care. Finally, the proposed signage is in keeping with the scale and aesthetic of other signage in the neighborhood. As such, further review under Section 3.4 of the Zoning Bylaw is only necessary for the adult day-care use.

From: Michael Ciampa <mciampa@town.arlington.ma.us>

Sent: Monday, January 27, 2025 2:44 PM

To: Claire Ricker <cricker@town.arlington.ma.us>

Subject: 30 Mystic Street

Hi Claire,

I just wanted to follow up on our previous conversations about the proposed uses for 30 Mystic Street. Child care is protected by the Dover Amendment, and the proposed language school is also protected because it is educational. However, the Dover Amendment does not protect adult daycare unless the services provided are primarily educational. Our office has not been provided with any information that would allow us to designate this service as educational. Please let me know if you have any questions.

Thanks

Mike

Michael Ciampa
Director of Inspectional Services
Town of Arlington
781-316-3386

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.



**Legal Notice of a Public Hearing, Arlington Redevelopment Board
Docket #3834, 30 Mystic Street**

Notice is herewith given that an application has been filed on December 9, 2024, by Qing Gao, Cambridge Center for Chinese Culture, 410 Trapelo Rd, Belmont, MA 02478, to open Special Permit Docket #3834 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to renovate the existing commercial building located at 30 Mystic St, Arlington, MA, in the B3 Village Business District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

A Public Hearing will be held on Monday, January 13, 2024, at 7:30 pm, Arlington Community Center, Main Hall, 27 Maple Street, Arlington.

Plans may be viewed at the Department of Planning and Community Development on the first floor of the Town Hall Annex, 730 Massachusetts Avenue, Arlington, MA, during office hours (Mon-Wed, 8:00-4:00; Thu, 8:00-7:00; Fri, 8:00-12:00), or at arlingtonma.gov/arb.

**Arlington Redevelopment Board
Rachel Zsemlery
Chair**

12/26/2024, 1/2/2025



Town of Arlington, Massachusetts
Department of Planning and Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board
From: Claire V. Ricker, AICP Secretary Ex-Officio
Subject: Environmental Design Review, 30 Mystic, Arlington, MA, Docket #3834
Date: January 23, 2025

I. Docket Summary

This is an application by Qing Gao, Cambridge Center for Chinese Culture, 410 Trapelo Rd, Belmont, MA 02478, to open Special Permit Docket #3834 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review.

The applicant proposes to renovate the interior of an existing two-story, vacant commercial building with off-street parking located at 30 Mystic Street, Arlington, MA, in the B3 Village Business District. The applicant proposes to establish a mixed-use building with nonprofit services, including a language school, child care center, and adult day care. The proposal would continue the accessory parking use located on two adjacent parcels under common ownership with the subject property. The opening of the Docket is to allow the Board to review and approve the application under Section 3.3, Special Permits and Section 3.4, Environmental Design Review.

Materials submitted for consideration of this application include:

- EDR Application
- Architectural Drawings and Photographs
- Site Plan
- Solar evaluation
- LEED checklist
- Bicycle rack specifications
- Supplemental applicant response, dated 1/22/25

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

As per Section 5.5.3, Use Regulations for Business Districts, a mixed-use building is allowed in the B3 Village Business District with a Special Permit under the jurisdiction of the ARB due to its location on Mystic Street. The Board can find this condition met.

2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

The Master Plan recommends supporting commercial areas by encouraging new mixed-use redevelopment, including service and commercial uses, in and near commercial corridors. This proposed redevelopment is in close proximity to the Arlington Center commercial district and businesses along Massachusetts Avenue. The project proposes adult day care, childcare center, and a Chinese cultural school. The Board can find this condition met.

3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The proposed uses will be staggered and not all concurrent. The adult day care will operate during weekdays with peak van service hours in the morning and afternoon ending by 3:00 p.m. The child care center will also operate primarily during weekdays. The language school will operate weekend and after-school programs. The proposed adult day care, childcare center, and Chinese cultural school uses will not create undue traffic congestion or impair pedestrian safety. The Board can find this condition met.

4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The commercial building, now vacant, had been in continuous use for decades. Most recently, the building was used as offices for government services and prior to that, a telecommunications company. The Project will not overload any public water, drainage, sewer system or other municipal system. The Board can find this condition met.

5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

There are no special regulations provided in the Bylaw for the proposed use. The Board can find this condition met.

6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The use does not impair the integrity or character of the B3 district or the adjoining R6 district and will not be detrimental to health or welfare. The surrounding uses are made up of residential, commercial, and mixed-use properties. The Board can find this condition met.

7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

There will be no excess of mixed-use in the neighborhood as a result of this development; rather the Applicant's proposal will comport with the objectives of the Master Plan to maintain mixed-use development in business districts. The Board can find this condition met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The proposed renovation is an interior fit-out. The exterior of the building and the site design are proposed to remain in the existing condition and all existing landscaping and trees shall be preserved. The Board can find this condition is met.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

The proposed renovation is an interior fit out of an existing building that has stood on the site for decades. As no changes to the building's exterior are proposed, the project will relate to the neighborhood harmoniously in its existing condition as it has for many years. The Board can find this condition is met.

3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

This proposed project is an interior fit out of an existing building. There are no changes to the existing landscaping proposed. The project will retain all existing landscaping including trees and

other elements. The proposal includes approximately 8,507 square feet of landscaped open space around the exterior footprint of the building with two lawn areas directly in front of the building – well in excess of the required 10-15% landscaped open space requirements of the B3 and the R6 districts. There is no requirement for useable open space for mixed use both in the B3 and R6. As the project proposal does not include any changes to the exterior project site, the applicant has not included provision for public shade trees. Given the scope of the project as an interior fit out, the Board may consider delaying the installation of street trees to such a time as additional exterior site plan changes are proposed.

4. **EDR-4 Circulation**

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

There are 77 existing vehicle parking spaces on site that are accessed two curb cuts on Prescott Street and one curb cut on Mystic Street. 21 vehicle parking spaces are available on the south side of the building which is only accessible from Prescott Street. 56 vehicle spaces are available to the north of the building and are accessible from both Mystic Street as a right in/right out only turning movement and from Prescott Street with both right and left turn accessibility. The applicant proposes to convert one of the parking spaces into a loading space. Additionally, a section of the southern parking lot with one curb cut on Prescott Street will be reserved for overnight and weekend van parking.

Vehicle Parking Requirements for Adult Day Care*		
Required parking spaces	80	
Proposed parking spaces	76	
Loading Requirements		
Required loading spaces	1	
Proposed loading spaces	1	
*20 employees per shift; 4 spaces per practitioner required		
Bicycle Parking Requirements		
<u>Use</u>	<u>Long-Term Parking</u>	<u>Short-Term Parking</u>
Office	1	1
Non-exempt educational	4	20
Total Required Bicycle Parking	5	21
Total Proposed Bicycle Parking	18	26

The table above shows the parking calculations for the adult day care only; other proposed uses are exempt under M.G.L. c. 40A, §3. The applicant does not have sufficient parking and would need to seek a parking reduction as either a mixed-use development or in compliance with §6.1.5.C of the Zoning Bylaw – Transportation Demand Management.

Additionally, DPCD staff note:

- A large portion of parking is located on two adjacent parcels zoned B3 and R6, respectively. The applicant should clarify whether their lease agreement includes off-site parking on those parcels.
- To ease circulation and increase visibility on the site, the removal of parallel parking spaces on the site would result in widened drive aisles near the Prescott Street curb cuts. However, this would reduce available parking overall.
- The northern driveway on Prescott Street and the two nearby parallel parking spaces appear to be partially located on the abutting parcel (11 Prescott Street). The applicant should clarify whether easements exist for access and/or parking.
- Lastly, this project is required to comply with all applicable AAB regulations for accessible parking, as confirmed by the Town's Director of Inspectional Services.

Existing pedestrian paths on site are adequate. The applicant has proposed two bicycle storage rooms with 9 spaces each, or 18 total (5 long-term spaces required). The applicant should clarify the size of the elevator and whether a bicycle could fit in the elevator without the owner having to lift the bike. The required short-term bicycle parking is provided by 3 bike racks total (26 spaces provided; 21 required). One rack is located near the main entrance on the Mystic Street and other two are proposed to be installed within the parking lots in proximity to the rear entrances of the building. The location of the 6-space bike rack in the southern parking area appears to conflict with vehicular traffic due to the narrowness of the drive aisle.

Overall, the ARB may want more detailed information regarding circulation around the site to adequately assess the proposal. In addition to the suggestions above, it may be appropriate to ask for:

- Operating hours for the child care center
- Specifications for bike racks to be installed in the bike storage rooms
- Whether overflow parking is expected to be utilized in nearby municipal parking lots on a regular or occasional basis (for special events, for example)
- A comprehensive plan for circulation of vehicles, pedestrians, and bicyclists on the property.

5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The application materials state that as the project is an interior fit-out, no changes are proposed for surface water drainage which will remain in the existing condition. The applicant shall utilize and maintain all the existing and proposed storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board can find this condition is met.

6. EDR-6 Utility Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

The building will utilize existing utility services currently located underground including sanitary sewage disposal. The Board can find this condition is met.

7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The applicant has indicated an existing freestanding sign located on the parcel will remain in the same location. The applicant should submit representative signs and signage specifications for the Board to assess. Additionally, lighting and any other potential outdoor features relative to the building should be provided. Any signage and advertising will be in accordance with the provisions of Section 6.2 of the Zoning By-Law, compliant with the B3 Village Business District requirements. Final signage will need to be submitted, reviewed, and approved administratively by the Department of Planning and Community Development or reviewed by the Board for a sign permit.

8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

There are no special features proposed as part of this project. The Board can find this condition met.

9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The Board may consider requesting a lighting plan to determine if existing exterior illumination is sufficient for the proposed change in use. The interior and exterior of the building are designed to facilitate building evacuation including two forms of egress. The property provides access to the building for fire, police and other emergency personnel and equipment from Mystic and Prescott Streets. The Board can find this condition met.

10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

This property is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is not under the jurisdiction of the Arlington Historical Commission. The Board can find that this condition is met

11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air, and water resources or on noise and temperature levels of the immediate environment.

There are no new structures, hard surfaces, or other impacts to the micro-climate of the immediate area as there are no changes to the exterior of the building proposed. The Board can find this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The applicant has provided the required LEED checklist and an evaluation of rooftop solar capacity. The project will utilize sustainable building practices and include energy-efficient systems. Additionally, the property owner has recently installed geo-thermal energy infrastructure on the property to serve the existing building. The Board can find this condition is met.

IV. Findings

The following findings are for the Board's consideration:

1. The ARB finds that the project is consistent with Environmental Design Review per §3.4 of the Zoning Bylaw.
2. The ARB finds that the project is consistent with §3.3, Special Permits of the Zoning Bylaw.
3. The ARB finds that, subject to the submission of lease sections related to parking provisions to the Department of Planning and Community Department, the project may provide parking off-site within 600 feet of the premises per §6.1.10 of the Zoning Bylaw.
4. The ARB finds that the weekday van service for adult day care users, the availability of nearby on-street parking and off-site parking on adjacent parcels, and the proximity of municipal parking lots justify reducing the number of onsite parking spaces required per §6.1.5 of the Zoning Bylaw.

5. The ARB finds that the number of proposed long-term bicycle spaces in excess of what is required, the proposed use types and shuttle to be provided, and parking lot layout justify reducing the number of short-term bicycle spaces and/or allowing short-term bicycle spaces to be located more than 50 feet from the main entrance per §6.1.12.A of the Zoning Bylaw.

V. Conditions

A. General

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development.
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.
6. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development. The applicant shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.
7. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
8. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
9. Upon the issuance of the building permit, the Applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
10. Building signage shall be filed with and reviewed and approved by the Department of Planning and Community Development and Inspectional Services.
11. The applicant must comply with the conditions set forth herein, with the State Building Code, including the Town of Arlington requirements, and, where applicable, with the Massachusetts Architectural Access Board regulations.
12. The applicant must obtain the necessary building permits and work with the Town Engineer to ensure compliance with all applicable codes.



Town of Arlington, Massachusetts

Discussion of Citizen Petitions for 2025 Town Meeting Warrant Articles

Summary:

9:30 pm The Board will hear from representatives of a citizen working group for an affordable housing overlay, and a resident regarding business uses in residential districts.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	2025_Warrant_-_Greenspon_-_Business_Uses_in_R_Zones_v1.pdf	2025 Warrant - Greenspon - Business Uses in R Zones
▢ Reference Material	Jan2025_ARB_-_Creating_More_Affordable_Housing.pdf	Jan2025 ARB - Creating More Affordable Housing
▢ Reference Material	Arlington_Affordable_Housing_Overlay_-_Draft_Warrant_Article_Petition.pdf	Arlington Affordable Housing Overlay - Draft Warrant Article Petition

ZONING BYLAW AMENDMENT/ USE REGULATIONS FOR RESIDENTIAL DISTRICTS

January 2025

Andrew S. Greenspon

Warrant Article Draft Language

To see if the Town will vote to amend the Zoning Bylaw Section 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS to allow additional business uses in the R0, R1, R2, R3, R4, R5, R6, and R7 districts; or take any action related thereto.

Proposed Motion Language - 1

That the Zoning Bylaw be and hereby is amended as follows:

Amend SECTION Section 5.4.3. Use Regulations for Residential Districts

Proposed Motion Language - 2

CLASS OF USE	R0	R1	R2	R3	R4	R5	R6	R7
<u>Eating & Drinking Establishments</u>								
<u>Restaurant < 3000 sq ft</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>Personal, Consumer and Business Services</u>								
<u>Personal service establishment</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>Hand laundry, dry cleaning, or tailor</u> <u>with more than 5 employees on site at</u> <u>the same time</u>					<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>

Proposed Motion Language - 3

CLASS OF USE	R0	R1	R2	R3	R4	R5	R6	R7
Retail								
Retail, general, with more than 3,000 sq. ft. of gross floor area								SP
Retail, local, with less than 3,000 sq. ft. of gross floor area	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	SP <u>Y</u>
Office Uses								
Business, professional or medical/ clinic offices								
• Less than 3,000 sq. ft. gross floor area per building	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	SP <u>Y</u>	SP <u>Y</u>	Y	Y
• 3,000 sq. ft. or more gross floor area per building							SP	SP
• In an existing building originally designed for single or two- family residential use, if the building retains its residential appearance and fronts on a street with at least 50 foot right-of-way	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	SP <u>Y</u>	SP <u>Y</u>	Y	Y
• In an existing building originally designed for single or two- family residential use, if the building retains its residential appearance and fronts on a street with < 50 foot right of way	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	SP <u>Y</u>	SP <u>Y</u>	SP <u>Y</u>	SP <u>Y</u>

Proposed Motion Language - 4

CLASS OF USE	R0	R1	R2	R3	R4	R5	R6	R7
<u>Other Principal Uses</u>								
<u>Artistic/creative production</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>

Overview

Commercial uses that we should consider allowing in R districts.

- Personal service establishment
- Restaurant < 3000 sq ft
- Retail, local < 3000 sq ft (currently allowed in R7)
- Office uses < 3000 square feet (currently allowed in R4 -- R7)
- Office uses In an existing building originally designed for single or two-family residential use, if the building retains its residential appearance (currently allowed in R4--R7)
- Artistic / creative production

Dimensional rules, height limits, and setbacks WOULD NOT BE CHANGED.

Definitions in the zoning bylaw

Existing definition:

- **Artistic/Creative Production:** Creation, production, manufacture, distribution, publishing, rehearsal, performance, broadcast, selling, or teaching of the visual arts, performing arts, applied arts, literature, heritage, media, music, information technology, communications media, or digital content and applications; or the invention, design, prototyping, or fabrication, assembly, and packaging of parts for further assembly or consumer goods for sale.
- **Personal Service Establishment:** Retail establishments primarily engaged in providing individual services generally related to personal needs such as but not limited to a barber shop, hair salon, nail salon, drop-off/pick-up dry-cleaning business or self-serve laundry, tailor, or shoe repair shop.
- **Restaurant:** An establishment where the principal activity is the service or sale of food or drink for on-premises consumption.

Definitions in the zoning bylaw

Other notes:

- "Office uses: In an existing building originally designed for single or two-family residential use, if the building retains its residential appearance" is a separate item in the use tables.
 - The ZBL further subdivides this based on whether the street right of way is less than 50', or 50' or more. I believe this distinction is too prescriptive and should be removed.

Reasoning for proposed amendment

The Town of Arlington needs more space for commercial uses. Residents and Town Meeting Members have regularly stated that there is not enough space for businesses to operate in town. Many areas zoned for commercial (certain B districts) are used for and by zoning can be used for residential.

From the Arlington Master Plan 2015:

“An oft-heard complaint at public meetings and in interviews was that Arlington should stop “rezoning” commercial land for residential development, but the zoning to allow these kinds of changes in use already exists in Arlington. For example, Arlington encourages single-family homes by allowing them by right in all residential and business districts, and two-family homes by right in most districts, even those ostensibly purposed for business uses.”

Reasoning for proposed amendment

There are many areas of town where we have these commercial uses directly adjacent to residential properties already - essentially all of town.

One of the primary reasons our zoning districts exist as they do is simply that when zoning was created, the zoning was mapped onto the existing uses.

So, a single-family home was placed in R1, a duplex in R2, a property with a business on it was mapped onto B, even if it was next to residential homes.

Reasoning for proposed amendment

Equitable access.

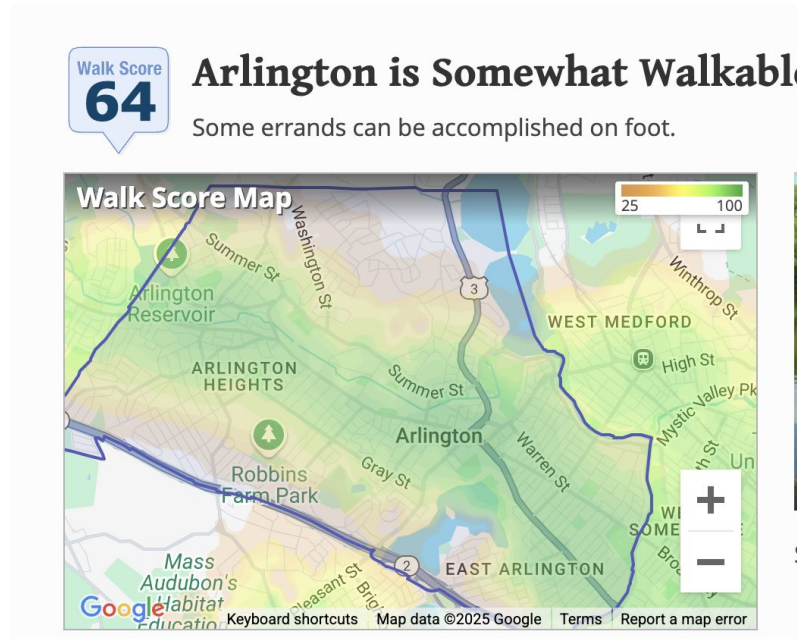
Residents who live in parts of town further from Mass Ave and Broadway should have the opportunity to access basic services within a smaller range of travel just as other residents of town can.

To promote **fairness and uniformity** of our zoning code, we should allow certain business uses that are already allowed directly adjacent to residential homes.

Residents who cannot drive (children under 16, those with disabilities) should be able to live around town and access basic services.

Make arlington less CAR-dependent and more walkable

COLOR CONTOUR PLOT OF CURRENT WALKABILITY TO BASIC AMENITIES IN TOWN



Promote Town Entrepreneurship

Allowing these business uses in R zones would provide a way for entrepreneurs to get started at a lower cost because they would not have to compete for the limited commercial space along Mass Ave.

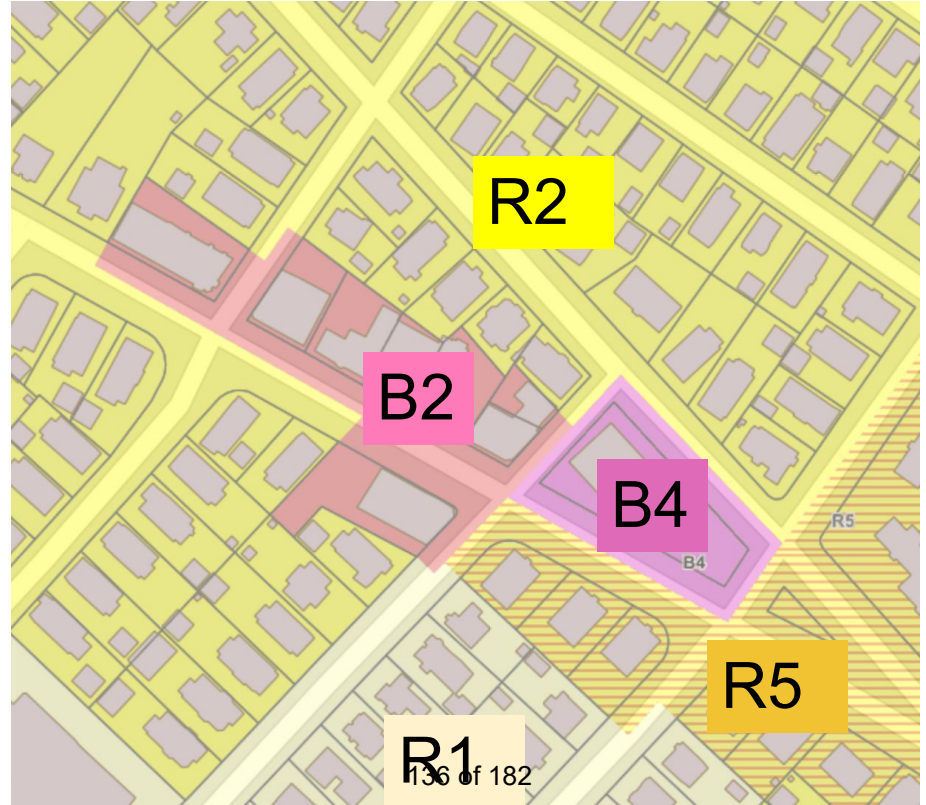
If enough business folks are interested in these uses, this could actually lower commercial rents in town, helping sustain and promote our small businesses.

Reasoning for proposed amendment

Examples of amazing business uses directly adjacent to residential properties:

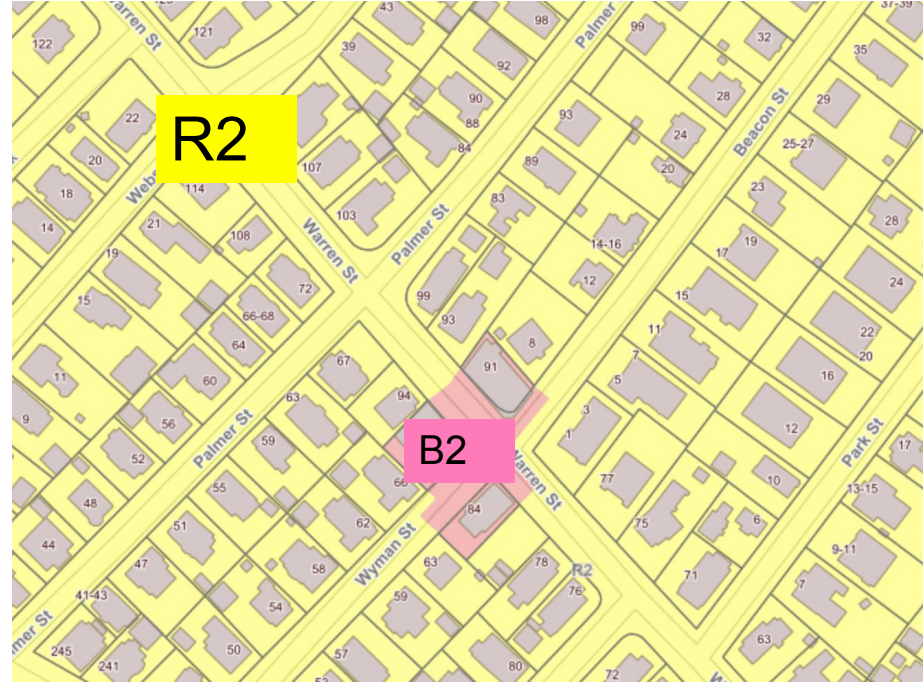
Bakery, convenience store, animal hospital, etc.

B2 and B4 districts directly adjacent to R2 (and ~200 feet from R1) zones.



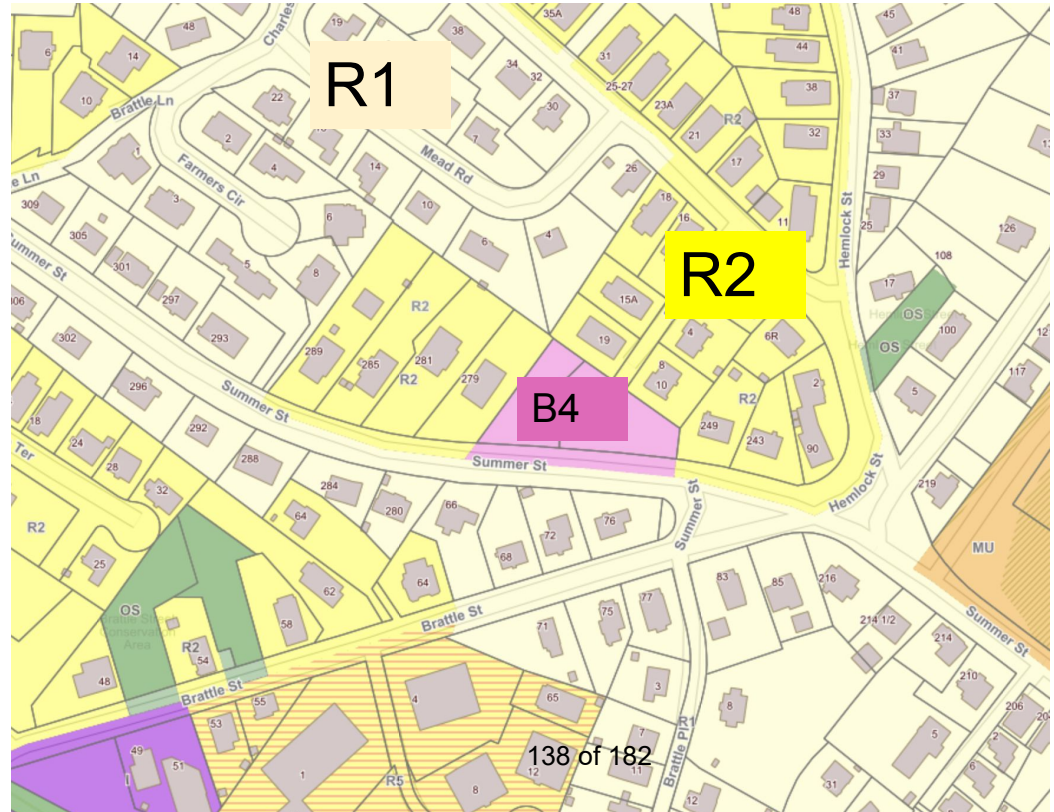
Reasoning for proposed amendment

Examples of business uses directly adjacent to residential properties:
B2 directly adjacent to R2.
Comic book shop, dance studio,
space used to provide piano lessons.



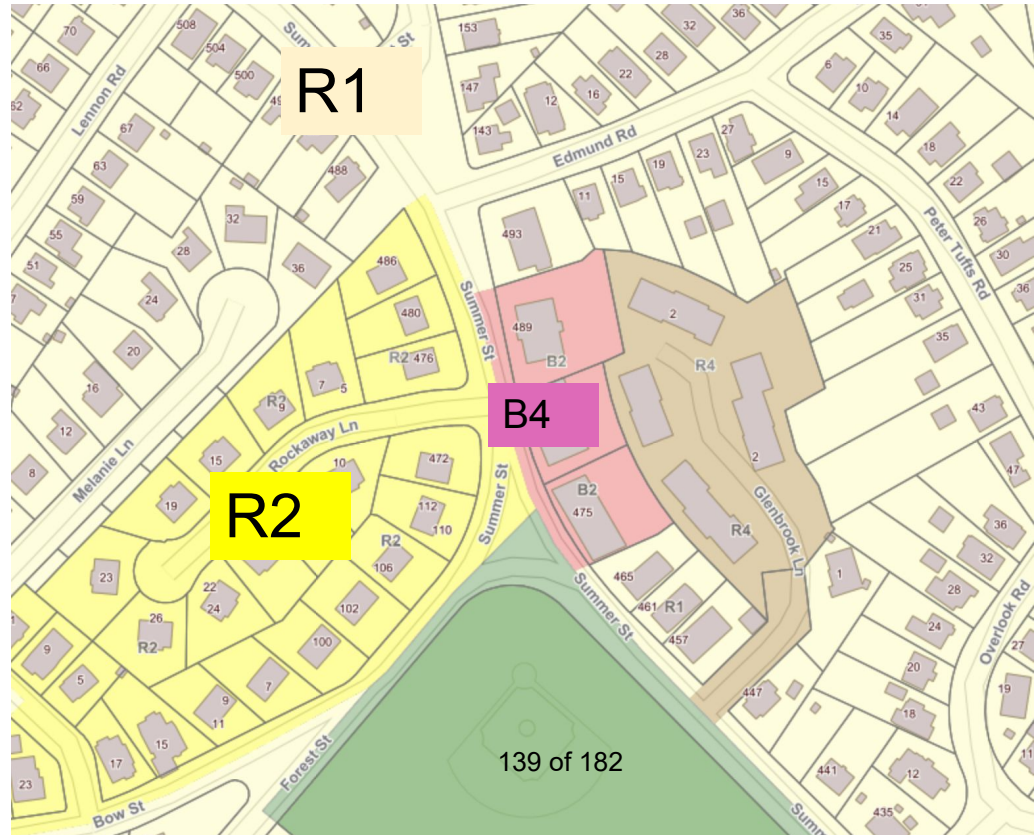
Reasoning for proposed amendment

Examples of business uses directly adjacent to residential properties:
B4 directly adjacent to R2, R1.



Reasoning for proposed amendment

Examples of business uses directly adjacent to residential properties:
B4 directly adjacent to R2, R1.

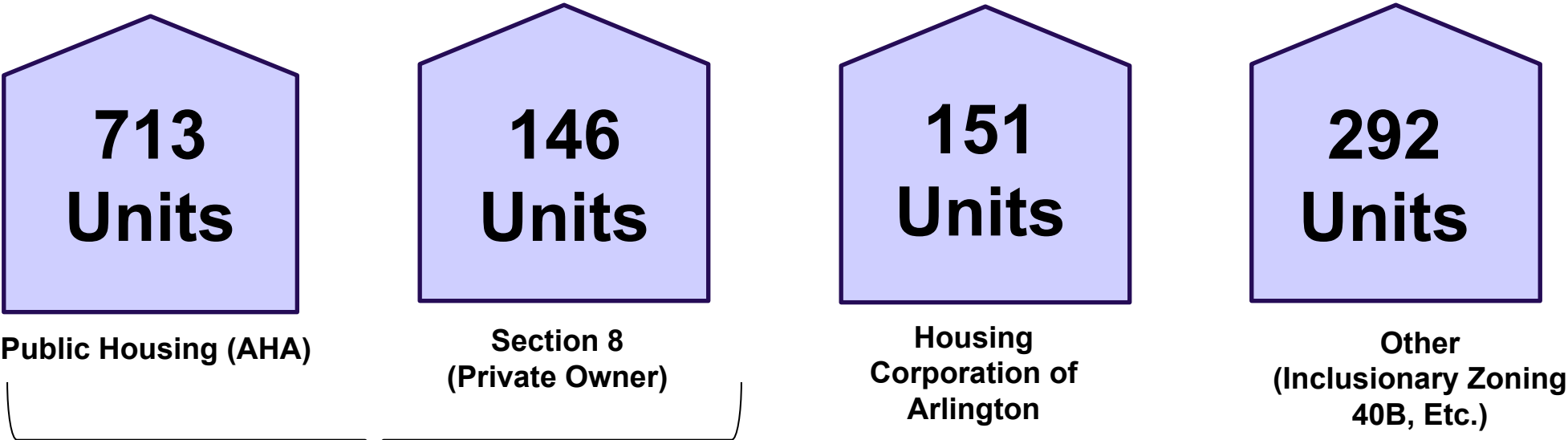


Questions?

Thank you for your time.

Arlington's Current Affordable Housing

Arlington currently has an affordable housing stock of approximately 1,302 units. But more than 5700 Arlington residents need deed restricted units. We are only meeting 20% of the need.



These types of housing, built between 1940 and 1983, are affordable to very low and extremely low-income households, because the federal government provides operating subsidy to pay most of the rent. The government does not fund new projects of this type.

HCA has projects in development that will add at least 43 more units to its inventory.

Additional affordable units will be added by 40B projects already under development.

Arlington needs more affordable housing.

Nearly one quarter of our population needs affordable housing we are not providing. Many Arlingtonians are struggling with housing costs and are at risk of displacement, especially elderly households.

- Nearly 1 in 3 Arlington households have low or moderate incomes (< 80% AMI). **More than 5700 households need deed restricted affordable housing.** More than 10% of Arlington households have extremely low incomes (< 30% AMI).
- More than one quarter of all households are housing cost burdened, which means they pay 30% or more of their income on housing costs. More than a third of senior households spend more than 30% of their income on housing and are considered cost burdened.
- There are long waiting lists for affordable housing units and mobile vouchers in Arlington. Many who receive vouchers are unable to use them here, because few Arlington apartments have rents low enough to be paid by the voucher, and many landlords will not accept them.

Town Plans: More Affordable Housing

Many plans developed and adopted by the Redevelopment Board and Select Board have incorporated plans for more affordable housing, including clear permitting for affordable housing.

Plan for Affordable Housing and use Local Resources for Affordable Housing

2015 Master Plan

Reform zoning to encourage development that increases fair housing choice. Consider specific zoning flexibility for 100% affordable housing.

2021 Fair Housing Plan

Integrate affordable homes in all neighborhoods through reuse of existing structures and redevelopment of underutilized properties, .

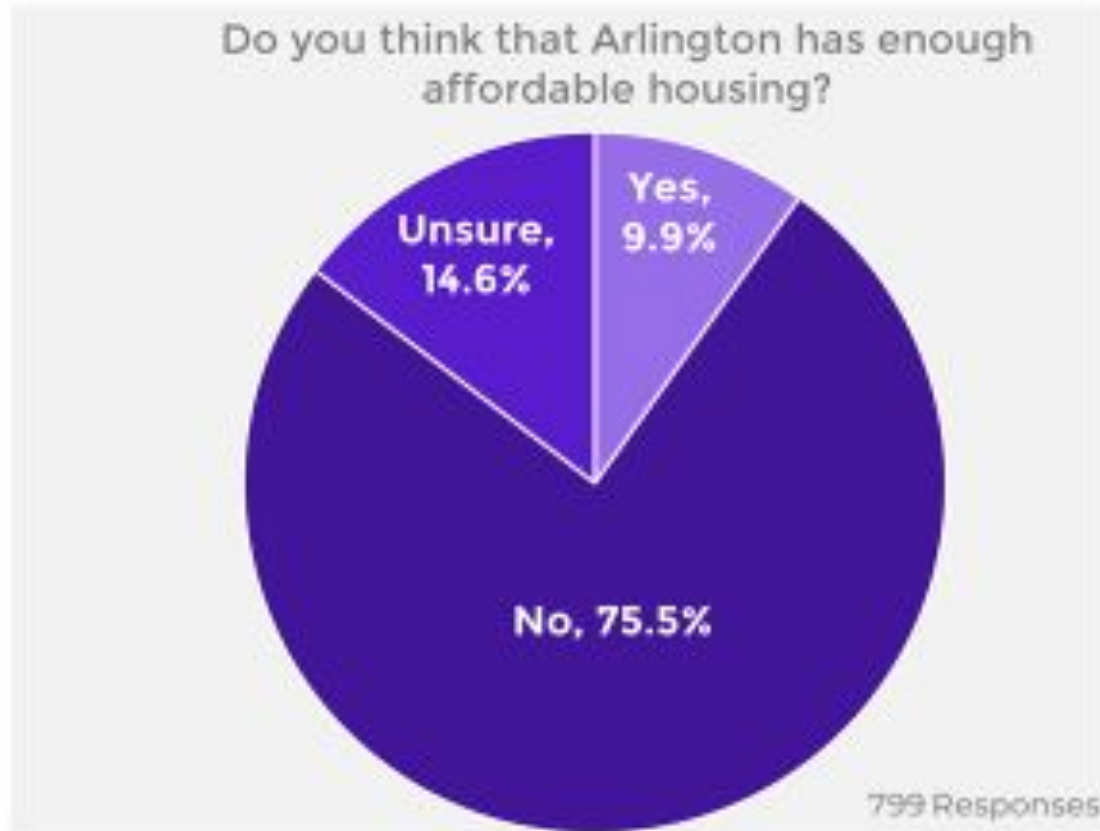
2022 Housing Plan

Catalyzing affordable housing development will require the Town to provide a clear path for permitting the affordable housing Arlington wishes to create.

2022 AHTF Action Plan

Residents: More Affordable Housing

Nearly 800 residents responded to an affordable housing survey in 2022.



75.5% of respondents said Arlington does not have enough affordable housing.

The most popular strategy to help Arlington create and preserve more affordable housing?

Policy change to incentivize the development of affordable or multifamily housing

“Housing costs currently take 57% of my income. I do not believe I will still be in Arlington in another two years.”

Leaders: More Affordable Housing

Our elected officials have voted for more affordable housing many times.

- ✓ **94% of Town Meeting members** voted in November of 2020 to establish the Arlington Affordable Housing Trust Fund to support the preservation and creation of low- and moderate-income housing in Arlington.
- ✓ **79% of Town Meeting members** voted in 2021 to pursue a home rule petition to impose a real estate Transfer Fee to fund the Affordable Housing Trust Fund.
- ✓ The **Affordable Housing Trust's** 5-Year Action Plan includes a plan for creating more affordable housing. **Predictable permitting** for affordable housing is the first of five planned actions. This plan was reviewed and commented on by the public and **unanimously approved by the Select Board in 2022**, with the support of the **Redevelopment Board**.
- ✓ In 2023, **Town Meeting** passed a resolution in support of an affordable housing overlay. **74% of Town Meeting Members** voted in favor.



**Predictable
permitting
is part of the
Town's plan.**

Be it resolved, that Arlington affirms the affordable housing overlay district as a means to mitigate the worst of Arlington's affordable housing crisis.

PASSED by Town Meeting on May 15, 2023
129 to 45 (74% in favor)

"The Select Board supports this resolution affirming an important recommendation of the Arlington Housing Production Plan, previously approved by this Board and the Arlington Redevelopment Board. Among the potential tools available to address the Town's commitment to creating affordable housing, the Affordable Housing Overlay District is an effect[ive] measure [to] encourage the development of affordable housing within identified areas in Town. The specific details of an overlay ordinance are expected to be discussed and debated in future town meetings, but the Board recommends this resolution as a means of affirming that this tool is important for achieving the Town's goals."

Adding a Tool to Our Affordable Housing Toolkit

The challenges to creating affordable housing are substantial. To increase our supply, Arlington will need to better use the tools in our affordable housing toolbox and add some new ones. The focus tonight is a proposed new tool to provide a predictable permitting path for deeply affordable, subsidized affordable housing.

Local Housing
Authority

Inclusionary
Zoning and
Chapter 40B

Community
Preservation Act
(CPA) and
CDBG Funds

Housing
Corporation of
Arlington

Affordable
Housing Trust
Fund

Accessory
Dwelling Units

Real Estate
Transfer Fee??

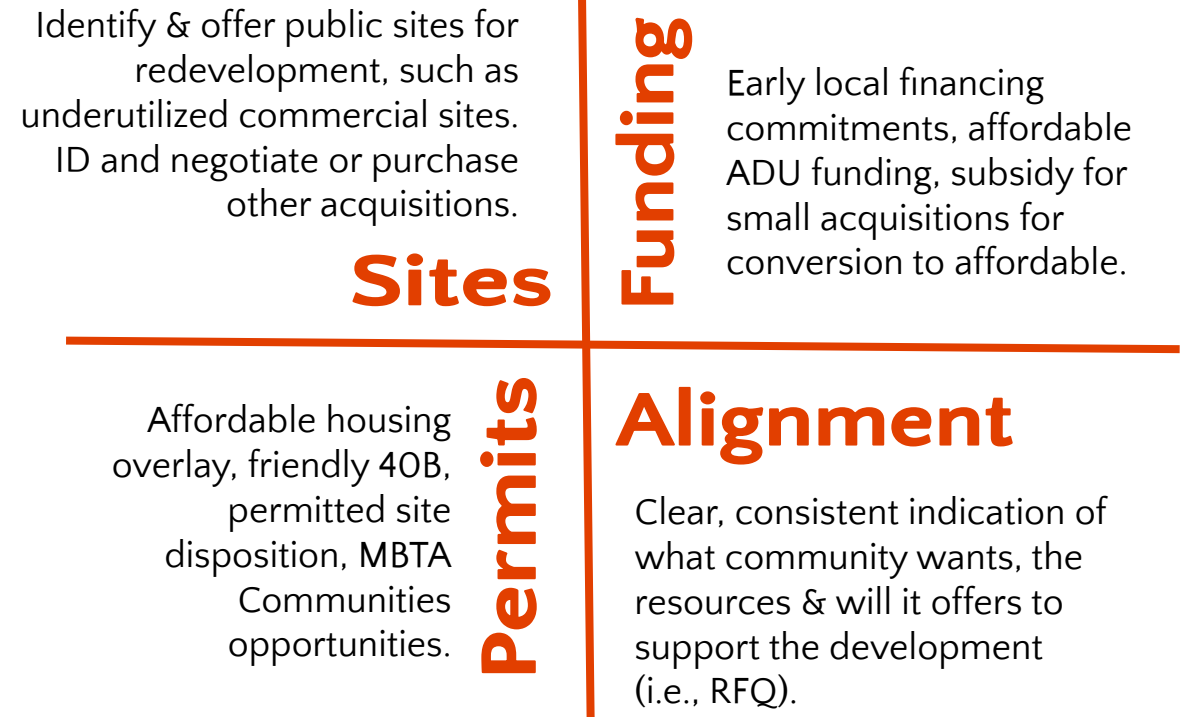
Affordable
Housing Zoning
Overlay

Affordable Housing Developers: Remove Uncertainty

The Arlington Affordable Housing Trust asked experienced affordable housing developers who know how to secure state and federal subsidies, what would cause them to create affordable housing here. Their responses were very consistent.

“It’s easy—projects where Town players can help to fast-track: land + financing + community support + permitting and transparency have our interest.”

— Affordable Housing Developer



The Realities of Financial Feasibility

Affordable housing is, at core, a math problem. The rents or home prices affordable to low income households are simply not enough to cover the cost of building and operating the housing. **Affordable housing requires subsidy to be financially feasible**. As much as \$400K - \$500K of subsidy can be required per unit.

**The Town can't
independently
subsidize
affordable
housing at scale.
How can we
make it
financially
feasible?**

Leveraging State & Federal Subsidies

State and federal subsidy is limited and competitive, but multiple projects move forward regularly in other communities attracting affordable housing developers with regulatory and financial expertise.

HCA has effectively leveraged these subsidies three times in the last 15 years. There are limits on how much subsidy will flow to one developer or one town, but **we can leverage more if we smooth the way for HCA and AHA and attract more developers who know how to secure it and use it.**

HCA Leveraging State and Federal Subsidy

Average. Per-Unit Subsidy

Town	\$28,000
State/Fed	\$428,000

Only 3 projects in Arlington have sought or received federal and state low income housing tax credits and other state subsidies. These projects have been developed by HCA over approximately 15 years.

Capitol Square 32 Affordable Units



Downing Square Broadway 48 Affordable Units (16 Extremely Low Income)



10 Sunnyside 43 Affordable Units



Town Subsidies	\$900,000	\$1.395 Million	\$1.25 Million
State and Federal Subsidies Awarded	\$7.4 Million 2011	\$20.5 Million 2019	\$24.75 Million 2024
Total Development Cost	\$14.3 Million	\$27.2 Million	\$33.5 Million
Town Percent of TDC	6.3%	5.1%	3.7%
Leverage	16X	19X	25X



Housing
Corporation
of Arlington

What kind of housing gets state and federal funding?

The Executive Office of Housing and Livable Communities awards state and federal funding, imposing quality and sustainability standards and prioritizing equity and those with the greatest needs. Funding is competitive, but more than \$300MM has been awarded to 50 mostly rental developments this year.

Rent & Income Mixing	Low income housing tax credits require funded units to be available to and affordable to households with incomes at or below 60% of area median income (AMI). Of those, at least 13% must be for Extremely Low Income (30% AMI) units. The use restriction will apply for 30-50 years. Projects that include both affordable and workforce or market units are prioritized.
Targeting Greatest Needs	All funded projects must fall into one of 5 priority categories: (1) house at least 20% Extremely Low Income (ELI) households (2) be in a distressed or at-risk community; (3) preserve existing affordable housing; (4) provide family housing in opportunity communities; OR (5) be in communities where less than 12% of housing is affordable. Priority for housing formerly homeless, advancing fair housing and incorporating enhanced accessibility.

It is challenging to make a high percentage of affordability financially feasible without these resources – most notably low income housing tax credits.

What kind of housing gets state and federal funding?

The Executive Office of Housing and Livable Communities awards state and federal funding, imposing many quality and sustainability standards and prioritizing equity.

Readiness, Local Support	Project must be permitted and have no funding gaps, with points for local support and funding..
Quality	Site quality, Housing quality standards, design guidelines, minimum unit size apply.
Sustainability	All projects comply with Sustainable Development Principles.Green, sustainable, and climate resilient design are needed to be competitive, such as Passive House design, Enterprise Green Communities, LEED Gold or Platinum, universal design, solar PV readiness, proximity to transit, electrification, on site clean energy, reduced embodied carbon building materials.
Size	Projects funded tend to be at least 30-40 units due to the complexity of financing. The average size is about 75 units.
Developers	Experience and financial strength required. Points awarded for nonprofits and teams that include M/WBEs as partners and subcontractors.
Costs & Fees	Costs must be reasonable and projects with lower costs are preferred. Developer fees are regulated and capped.

How would more streamlined permitting help?

Speed

EOHLC will not fund a deal that is not permitted. The sooner we have permits, the more chance we have of being funded.

Cost Savings

Lengthy permitting processes can cost millions of dollars for architects, lawyers, engineers, consultants, and interest. This matters, since subsidy is scarce and budgets are tight.

Certainty

A predictable permit process reduces risk and helps to line projects up with tricky deadlines, avoiding year-long delays caused by missing a funding round.

HCA will develop in Arlington no matter what, but we are small with limited (but growing) capacity. Arlington has not attracted other affordable developers. A change like this will help HCA, but will also encourage others. It may also help HCA more easily bring in a partner, which may help us expand our capacity.

*Erica Schwarz,
HCA Executive Director*

Considering an Affordable Housing Overlay for Arlington

Topics

- What can an AHO do?
- Guiding Principles
- Proposal Details
 - Requirements
 - Locations
 - Community Input
- Questions and Discussion

Who developed this proposal?

A working group with housing, zoning and legal experience came together to develop a proposed affordable housing overlay, with pro bono legal support from Goulston & Storrs.

The participants have contributed in their individual capacities, though some serve on public bodies. We have spoken with public officials for feedback, but this proposal is offered for public discussion by the following in our personal capacity:

Beth Elliott, Karen Kelleher, Sanjay Newton, Steve Revilak, Erica Schwarz.

What would an Affordable Housing Overlay do?

- Make it simpler for affordable housing developments to get permits, so that affordable housing can be built more quickly.
- Reduce the cost to build affordable housing.
- Give more certainty to affordable housing developers, so that they will acquire sites to build new affordable housing or convert existing housing.
- Create opportunities for affordable housing in more parts of Arlington.



Considering an Affordable Housing Overlay for Arlington

The principles underlying an Affordable Housing Overlay

- Require a high ratio of affordable homes.
- Set affordability requirements at the lowest level that can reasonably be expected to be financially feasible.
- Allow more projects to “pencil out” by allowing increased height and flexibility on other dimensional requirements, while recognizing the differences in our neighborhoods.
- Prioritize energy efficiency and climate resiliency, plus certain key design standards to the greatest extent consistent with affordable housing production.
- Promote diversity, equity and inclusion in affordable housing development.
- Create opportunities for meaningful public engagement and advisory review within a by-right permission process.

How much affordable housing could we attract?

Currently:

Approximately once every five years Arlington has seen an affordable housing development receive state or federal subsidy. This represents 3 projects (totalling 123 units), all developed by the HCA, over approximately 15 years.

An AHO would help Arlington attract other affordable housing organizations to work in Arlington. Additionally it could allow the HCA or AHA to partner with other organizations to increase their rate of affordable housing production.

Adopting this AHO proposal may result in an affordable housing development in Arlington winning state or federal subsidy every 2 to 3 years. This would be a doubling of the current rate

What would qualify as Affordable Housing?

Projects would only be allowed under this proposal if:

At least 70% of the units will be reserved for and affordable to households with incomes at or below 60% of area median income (rental) or 70% of area median income (homeownership).

	1 Person	2 People	3 People	4 People
30% AMI	\$34,300	\$39,200	\$44,100	\$48,950
60% AMI	\$68,600	\$78,400	\$88,200	\$97,900
70% AMI	\$80,000	\$91,500	\$102,900	\$114,200

- Uses the affordable housing AMI limits currently in our zoning code.
- Rental limit aligns with max incomes for federal and state housing tax credits.
- Uses U.S. Dept. of Housing and Urban Development income limits
- Deeper income targeting than is required by the Community Preservation Act
- Separate from this overlay, state and federal subsidy programs also require at least 13% of units to be at 30% of AMI (extremely low income)

Why require 70% of homes to be affordable?

A high percentage of affordability is fundamental, but we propose to leave room for some income mixing.

1. **Inclusion:** some workforce or market-rate homes can avoid artificial segregation by income, promote equity and get preference for state funding.
2. **Missing Middle:** “Workforce” or middle income residents also struggle to afford Arlington, and affordable developers know how to access limited subsidies that are needed to include these units.
3. **Cross-subsidy:** In some cases, market-rate homes can partially subsidize the cost of affordable homes, reducing the public subsidy needed.
4. **Avoiding displacement:** When existing buildings are converted to affordable, it's necessary to leave room for over-income residents to stay in their homes.

Where would the Affordable Housing Overlay apply?

Affordable housing can be appropriate in any neighborhood

This proposal would allow Affordable Housing in **all residential, commercial and industrial districts**.

Heights, setbacks and mixed-use would be **based on the underlying zoning**.

e.g. mixed use would not be allowed in current residential zones.

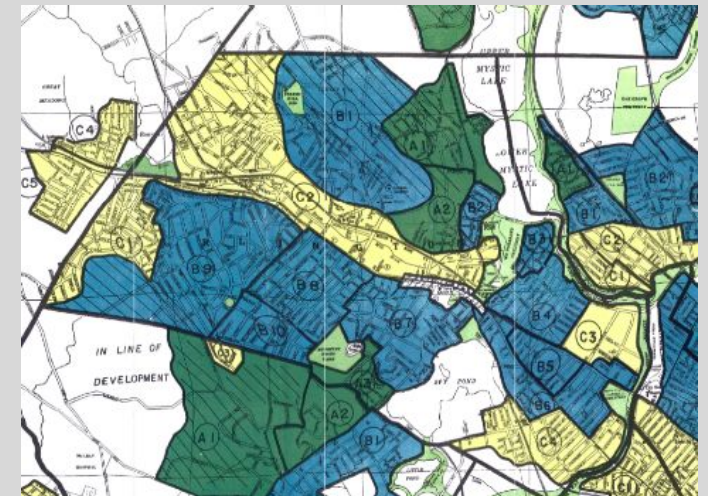
Lots zoned as **Open Space** would not be eligible.

Most American communities have a history of only allowing affordable housing in “less desirable” areas.

The existing inventory of affordable housing in Arlington largely matches this pattern.

Much of our affordable housing is concentrated in areas once described as "definitely declining"

areas near town's borders with Somerville, Medford, and Lexington, and along Massachusetts Avenue.



*HOLC Map of Arlington
from the 1930s*

What dimensional flexibility would be available?

Helping Affordable Housing to “pencil out” and secure subsidies

Flexibility for Affordable Housing:	No Changes to the following:
<ul style="list-style-type: none">● Building Height: two additional stories would be allowed, above the maximum otherwise allowed in the base zoning district.● Homes Per Lot: there would be no limit on the number of homes built● Other requirements that limit the number of homes that fit in the same footprint would be waived, such as floor area ratio, lot area per dwelling unit, usable/landscaped open space, minimum lot area, etc.	<ul style="list-style-type: none">● Minimum Setbacks● Building Facade Stepbacks● All uses previously permitted are still permitted.● No change to environmental regulations such as: stormwater management, specialized stretch code, fossil fuel free buildings bylaw● All building code requirements remain● All accessibility requirements remain

Enlivening Core Business Districts

Mixed use in our core business districts

Mixed use with first floor commercial, office, studio, or community space would be **required in our core business districts**

B3 and B5 correspond to the Capital Square, Center, and Heights business areas

Mixed use projects would be **allowed in all lots with underlying Business or Industrial zoning.**



Map of Arlington's core business districts: B3 and B5

Sustainability & Climate Resiliency Requirements

Projects created using the overlay would be very energy efficient and climate resilient.

Existing Local Requirements Apply:	State and Federal subsidy programs prioritize these sustainable principles:
<ul style="list-style-type: none">● Street Tree Planting: requires planting of new street trees where they do not already exist● Stormwater Management Bylaw: requires mitigation of any additional stormwater flow● Specialized Stretch Energy Code: requires high performance standards● Fossil Fuel Free Buildings Bylaw: requires that new construction and major renovations are fossil fuel-free.	<ul style="list-style-type: none">● LEED Certification● Passive House Precertification● Building Energy Performance<ul style="list-style-type: none">Passive House for New ConstructionEnerPHit for Rehabilitation● On-Site Clean Energy Systems<ul style="list-style-type: none">Solar PVSolar Hot WaterEnergy Storage● Reduced Embodied Carbon Building Materials

Parking Requirements

Besides the environmental toll of parking lots, parking also makes affordable housing expensive to develop. Between land costs, structured parking costs, and the loss of units which would otherwise be built, parking requirements can quickly make affordable housing projects infeasible.

The proposal would require **1 parking space for every 2 units**, which is in line with current parking utilization at HCA properties.

Projects would be **allowed to include more than the minimum parking** when it makes sense for individual projects.

Site Plan Review

Opportunity for Community Input

Projects would be subject to site plan review by the Arlington Redevelopment Board.

Site plan review is an administrative process, which provides the ARB and members of the public **an opportunity to review and comment on project proposals.**

Arlington's site plan review is **based on the materials that the ARB also uses for Environmental Design Review**, which include: preservation of landscape, relation of buildings to the environment, open space, traffic and circulation, surface water drainage, utility service, safety, heritage, microclimate, and sustainable building and site design.

Summary

An Affordable Housing Overlay for Arlington

Affordability requirements: at least 70% of rental units restricted as Affordable. For rental, the maximum income would be 60% of area median income; For ownership the maximum income would be 70% of area median income.

Mixed-use: mixed-use projects are allowed in business/industrial districts, and required in commercial centers.

Location: all residential, industrial and business districts.

Added building height: See the detailed table in the draft.

No change to minimum yard/setback requirements

No change in building facade step-back requirements.

Parking: 1 parking space for every 2 dwelling units

AHO Projects are allowed as-of-right, pursuant to Site Plan Review by the ARB

Street Tree and Stormwater Management requirements apply

Specialized Stretch Code and Fossil Fuel Free Buildings Bylaw ^{166 of 182} apply

Warrant Article Submission Form

PETITION OF TEN REGISTERED VOTERS FOR INSERTION OF ARTICLE INTO THE WARRANT FOR THE ANNUAL (SPECIAL) TOWN MEETING.

File Completed Form with the Office of the Select Board no later than Friday, January 31, 2025, 12:00/Noon.

We, the undersigned registered voters (10 for Annual, 100 for Special) of the Town of Arlington, hereby petition the Select Board pursuant to MGL c. 39, § 10 to insert the following article(s) into the warrant for the Annual (Special) Town Meeting.

ARTICLE

Proposed Title/

Subject Matter:

ZONING BYLAW AMENDMENT / AMENDMENT OF ZONING MAP
ADOPTING AFFORDABLE HOUSING OVERLAY DISTRICT AND
RELATED AMENDMENTS OF ZONING BYLAW

To see if the Town

will vote to or take

any action related

thereto: to amend the Zoning Map and the Zoning Bylaw to adopt the Affordable Housing Overlay District where housing meeting certain requirements with respect to affordability may be constructed as of right (including, without limitation, amendments to Sections 2 and 5 of the Zoning Bylaw to adopt such Affordable Housing Overlay District and amendments to Sections 4.1.2 and 4.2 of the Zoning Bylaw to add reference to such Affordable Housing Overlay District); and take any action related thereto.

Requested by: _____

(Name one person who will be the contact individual for this article and will serve as the person for upcoming hearings regarding this article.).

Address: _____

Telephone: _____

Email: _____

For Office Use Only – Do Not Write In This Area

Proposed Name/Subject Matter:

The primary motion for this article will come from: Select Board
Finance Committee

Redevelopment Board

The following groups will comment on this article:

Select Board

Redevelopment Board

Finance Committee

**Proposed Title/Subject Matter ZONING BYLAW AMENDMENT / AFFORDABLE
HOUSING OVERLAY DISTRICT**

	Signatures	Printed Name & Address
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____

(please use additional sheets of paper for signatures if needed)



Town of Arlington, Massachusetts

Discussion of Board Articles for 2025 Town Meeting Warrant Articles

Summary:

10:00 pm The Board will discuss and vote on warrant articles to advance to 2025 Annual Town Meeting.

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	2025-01-23_Warrant_Articles_ARB_ATM25.pdf	2025-01-23 Warrant Articles ARB ATM25
▢	Reference Material	01232025_TDM_warrant_article_memo.pdf	01232025 TDM warrant article memo

*Add (Inserted at the Request of the Redevelopment Board) after each article as needed

WARRANT ARTICLE

ARTICLE #

ZONING BYLAW AMENDMENT / ACCESSORY DWELLING UNITS

To see if the Town will vote to amend Section 2: Definitions, Section 5.4.2.B.(6) Large Additions, Section 5.4.2.B.(7) Garages, and Section 5.10.2 Accessory Dwelling Units of the Zoning Bylaw, to bring the Town's Accessory Dwelling Unit provisions into compliance with M.G.L. Chapter 40A, or take any action related thereto.

WARRANT ARTICLE

ARTICLE #

ZONING BYLAW AMENDMENT / TRANSPORTATION DEMAND MANAGEMENT PLAN

To see if the Town will vote to amend Section 6.1.5. Parking Reductions in Business, Industrial, and Multi-Family Residential zones to adjust the requirements for Transportation Demand Management plans and methods; or take any action related thereto.

WARRANT ARTICLE

ARTICLE #

ZONING BYLAW AMENDMENT / ZONING MAP ADOPTION TO REZONE B1 PARCELS

To see if the Town will vote to amend the Zoning Bylaw and adopt changes to the Zoning Map that would rezone certain parcels in the B1 business district to B2A zoning; or take any action related thereto.

WARRANT ARTICLE

ARTICLE #

ZONING BYLAW AMENDMENT / DELETE INLAND WETLAND OVERLAY DISTRICT

To see if the Town will vote to delete Section 5.8, Inland Wetland Overlay District, from the Zoning Bylaw and adjust the numbering of subsequent sections; or take any action related thereto.

WARRANT ARTICLE

ARTICLE #

ZONING BYLAW AMENDMENT / DEFINITION OF LOT COVERAGE

To see if the Town will vote to amend Section 2: Definitions, in the Zoning Bylaw to add a new definition, Lot Coverage; or take any action related thereto.

WARRANT ARTICLE

ARTICLE #

ZONING BYLAW AMENDMENT / PARKING IN RESIDENTIAL DISTRICTS

To see if the Town will vote to amend Section 6.1.10.A of the Zoning Bylaw, to amend and clarify standards for parking in Residential districts; or take any action related thereto.

WARRANT ARTICLE

ARTICLE #

ZONING BYLAW AMENDMENT / SCREENING AND BUFFER REQUIREMENTS

To see if the Town will vote to amend the Zoning Bylaw to combine Section 5.3.7.A and 5.3.21.A by removing duplicative material, moving a subsection to Section 5.3.13, and to revise these sections for clarity; or take any action related thereto.

WARRANT ARTICLE

ARTICLE #

ZONING BYLAW AMENDMENT / REDEVELOPMENT BOARD JURISDICTION

To see if the Town will vote to amend Section 3.4.2 to revise the special permit and environmental design review applicability for certain properties abutting the Minuteman Bikeway; or take any action related thereto.

WARRANT ARTICLE

ARTICLE #

ZONING BYLAW AMENDMENT / ADMINISTRATIVE CORRECTION

To see if the Town will vote to amend Section 4.2 to reflect changes to the Zoning Map adopted by previous Town Meeting action; or take any action related thereto.



TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Arlington Redevelopment Board
From: Claire Ricker, Director, Planning and Community Development
Date: January 23, 2024
RE: Potential Town Meeting Warrant Article related to TDM

At the ARB meeting on January 13, 2025, staff was asked to provide warrant article language and related information regarding Transportation Demand Management (TDM) strategies and make recommendations for changes to the Zoning Bylaw section 6.1.5 – Parking Reduction in Business, Industrial, and Multi-Family Residential zones.

Currently the Board of Appeals (ZBA) or the Arlington Redevelopment Board (ARB) may allow the reduction of the required parking for a project to 25% of the requirement if the proposed parking is deemed adequate and where Transportation Demand Management practices are incorporated as evidenced by provision of a Transportation Demand Management plan by the project proponent. This reduction in parking is allowable in the R5-7, Business and Industrial zones. In practice, the Boards have found that the requirement that the Transportation Demand Management plan incorporate three TDM methods described in section 6.1.5.C.(1-9) impractical for projects at smaller scales including commercial, residential and mixed-use projects. Projects at these scales may lack the adequate space to accommodate physical TDM methods and may have limited resources to implement programmatic TDM measures.

Therefore, the ARB recommends that incorporation of **two** TDM methods described in section 6.1.5.C.(1-9), rather than three, be sufficient for projects with fewer than ten residential units and/or less than 3000 sqft of commercial space. At minimum, there is generally opportunity for a developer to “unbundle” parking by charging residents for the housing and parking components of a project separately, satisfying 6.1.5.C.(1) – Charge for parking on-site. Parking can be unbundled from housing by offering residents the option to lease or purchase units and parking spaces separately. The ARB further recommends adding another TDM method to incorporate into section 6.1.5.C. for projects located a maximum of 600’, or approximately 1/8 mile, from a transit stop. Locating multi-family and mixed-use development near transit stops encourages the use of alternative transportation modes by reducing the geographic barriers to access. It also enhances household mobility options, reduces demand for parking spaces, and reduces household costs related to transportation. Adding this TDM method will allow potential developers of small-scale projects seeking parking reductions to develop their TDM plan more efficiently and with more specific guidance in the Zoning Code.

In summary, the key to effective TDM programs is the implementation of specific measures related to supporting and enhancing opportunities for multi-modal transportation. These can be viewed as the basic building blocks of any TDM initiative. While many methods can function as significant, direct TDM initiatives individually, most will be much more effective when implemented together. Reducing, but not eliminating, the number of TDM methods required for smaller projects while adding another acceptable TDM method will help the Town meet its multi-modal transportation goals.



Town of Arlington, Massachusetts

Discussion of Warrant Article Hearings Timeline

Summary:

10:30 pm The Board will discuss their timeline for hearings on Warrant Articles to be presented to Annual Town Meeting.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Proposed_Warrant_Article_Hearing_Schedule_2025.pdf	Proposed Warrant Article Hearing Schedule 2025
▢ Reference Material	Abutters_notification_handout.pdf	Abutters notification handout
▢ Reference Material	2025_ATM_ARB_Hearing_Schedule.pdf	2025 ATM ARB Hearing Schedule



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL, ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

2025 Proposed Warrant Article Hearing Schedule

- February 24 – Hearing #1, on ARB zoning articles (except zoning map changes).
- March 10 – Hearing #2, on the Citizen Petition warrant articles (except zoning map changes).
- March 24 – Hearing #3, on zoning map changes (confirm petitioners' availability).
- April 7 – Deliberation and Vote on all warrant articles.
- April 14 – Vote to approve Board Report to Town Meeting.
- April 28 – Town Meeting starts.

Information for Citizen Petitioners: 2025 Annual Town Meeting Zoning Map Amendments

The scheduled hearing date for proposed zoning map changes is Monday **3/24/2024**.*

** The petitioner or their representative is required to attend the hearing. Because of notification requirements, the date of the hearing cannot be rescheduled and doing so may jeopardize having your petition heard by Town Meeting.*

- **Step 1:** Before submitting your warrant article, contact DPCD for information on mailing requirements; please note DPCD will direct you to notify by registered or certified mail all owners and immediate abutters of the subject parcel(s) of the map petition and include proof with your warrant article submission.
- **Step 2:** Submit the warrant article before the warrant closes on **Friday 1/31 at noon**.
- **Step 3:** Contact DPCD and confirm whether you need to submit a request for a certified abutters list to the Assessor's Office. **Contact DPCD within a week after the warrant closes** to allow adequate time to complete this process.

Certified abutters list should be delivered directly to DPCD. It is the responsibility of the petitioner to follow up with DPCD to confirm the request has been submitted and accepted by the Assessor's Office, or if any additional information is required.

- **Step 4: Drop off at DPCD during the week of 3/3-3/7:**
 - Postage for the mailing
 - Printed postcards (if needed)
- **Step 5:** Provide all meeting materials to DPCD by **Tuesday 3/18** for upload to the online agenda.
- **Step 6:** Attend the hearing on the scheduled date. **Zoning map changes will be heard by the Board on 3/24**. Please note your hearing may be continued on that date if the Board requests more information from the petitioner prior to voting.
- **Step 7:** Provide any documents that you presented in the meeting to DPCD for the public record per Open Meeting Law requirements.
- **Step 8: Contact DPCD on or after 4/8** to find out the results of the ARB vote (favorable/no action) on zoning warrant articles. The ARB report to Town Meeting will be available on the [Board webpage](#) on 4/16 and posted to the [Town Meeting webpage](#) before Town Meeting.

Contact DPCD at (781) 316-3090 or jenniferjs@town.arlington.ma.us for more information.

ARB Hearing Schedule for 2025 ATM

Key Date	Event	Notes	Engagement
1/31	Warrant closes	_#_ ARB Articles, _#_ Citizen Petitions	
2/3			Engagement opportunity/public hearing
2/10	ARB Meeting	Review zoning warrant articles & finalize main motion language for ARB Warrant Articles	Engagement opportunity/public hearing
2/17		February school vacation week	Engagement opportunity/public hearing (limited bc of school vacation)
2/24	ARB Meeting: Hearing #1	ARB Warrant Articles	Engagement opportunity/public hearing
3/3	Potential ARB meeting		Engagement opportunity/public hearing
3/10	ARB Meeting: Hearing #2	Citizen Warrant Articles	
3/17	Potential ARB meeting		Engagement opportunity/public hearing
3/24	ARB Meeting: Hearing #3	Zoning Map Warrant Articles (abutter notification required)	
3/31	Potential ARB meeting		Engagement opportunity/public hearing (must be within 65 days to include public comment on warrant articles)
4/7	ARB Meeting: Hearing #4	ARB to deliberate/vote on warrant articles	
4/10	Report preparation	Must be posted by 7:30pm for 4/14 agenda	
4/14	ARB Meeting: Report to Town Meeting	Revisions to and vote to approve Report to Town Meeting	
4/16	DPCD post final report		
4/21	April school vacation week		Engagement opportunity/public hearing (limited bc of school vacation)
4/28 4/30	Town Meeting Begins, Nights 1-2		
5/5	Potential ARB Meeting (6:30)*		
5/5 5/7	TM, Nights 3-4		
5/12	Potential ARB Meeting (6:30)*		
5/12 5/14	TM, Nights 5-6		
5/19	Potential ARB Meeting (6:30)*		
5/19 5/21	TM, Nights 7-8		



Town of Arlington, Massachusetts

Correspondence

Summary:

- 1/13/2025 - Stamps, S.
- 1/21/2025 - Annese, R.
- 1/27/2025 - Roth, R.
- 1/27/2025 - Tarantino, M.

ATTACHMENTS:

Type	File Name	Description
▢	Correspondence 01132025_Stamps__S.pdf	01132025 Stamps, S
▢	Correspondence 01212025_Annese__R.pdf	01212025 Annese, R
▢	Correspondence 01272025_Roth__R.pdf	01272025 Roth, R
▢	Correspondence 01272025_Tarantino__M.pdf	01272025 Tarantino, M

From: Susan Stamps

Sent: Monday, January 13, 2025 3:21 PM

To: Claire Ricker; Rachel Zsembery; Kin Lau; Shaina Korman-Houston; Eugene Benson; Steve Revilak

Subject: A few proposed changes to ZBL 6.3 for your review

Hi all, apologies for the late submission! During the public comment period tonight I will bring up the proposed changes in the attached document and hope you will support them and incorporate them in the ARB's warrant article with zoning changes. Thanks so much!

Best,

~ Susan

Susan Stamps

Cell 978-807-7933

To: Arlington Redevelopment Board
From: Susan Stamps, Town Meeting Member P3
Re: Proposed changes to s. 6.3 of the zoning bylaw
Date:1/13/25

6.3 PUBLIC SHADE TREES

6.3.1. Purpose

The purpose of this Section 6.3 is to:

- A. Provide for adequate shade tree coverage along Arlington's main corridors;
- B. Implement carbon neutral policies of the Town of Arlington;
- C. Address heat island effects emanating from Arlington's main corridors;
- D. Enhance public health and walkability with proper shading.

6.3.2. Applicability In the Business, Residential, and Multi-Family Housing Overlay Districts, new construction, additions over 50% of the existing footprint, or redevelopment shall provide one public shade tree every 25 linear feet of lot frontage along the public way where there is not already a public shade tree.

6.3.3. Administration

A. This Section 6.3 shall be administered subject to Sections 3.3, Special Permits, 3.4, Environmental Design Review, and Site Plan Review, as applicable, by the Arlington Redevelopment Board. It shall be administered by the Zoning Board of Appeals for projects under its review. It shall be administered by the Department of Planning and Community Development if the project is not subject to review by the Redevelopment Board or Zoning Board of Appeals.

B. Public shade trees shall be provided for any applicable use above and in accordance with the Standards established in this Section 6.3.

6.3.4. Standards

A. Street trees shall be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips.

B. Trees shall be selected from the ~~approved~~ tree list set forth by the Tree Committee and approved by the Tree Warden. The Tree Warden shall approve the choice of trees for each project.

C. When planted, trees must be a minimum height of ten (10) feet or two (2) inches in caliper.

D. All new trees shall be maintained in accordance with American Standard for Nursery Stock standards for a period of no less than 36 months from the date of planting, or other standards the Redevelopment Board may designate. The Owner shall retain a certified arborist to inspect the trees upon planting and every six months during the 36 month period and file a status report each time with the Department of Planning and Community Development. Properties in which there are preexisting public shade trees at the required spacing along the public way are exempt.

E. Where there is no other suitable location within the public way, shade trees shall be planted on the property within 20 feet of the public way per MGL c. 87.¹ If it is not practicable or possible to plant within 20 feet of the public way, trees may~~shall~~ be proposed in locations within the lot, or in exceptional circumstances the Arlington Redevelopment Board or Zoning Board of Appeals, as applicable, may allow the owner to make a financial contribution to the Arlington Tree Fund. The Department of Planning and Community Development may make such allowance for projects not subject to review by the Redevelopment Board or Zoning Board of Appeals.

The Arlington Redevelopment Board or Zoning Board of Appeals, as applicable, may grant an increase in spacing between plantings where a new planting would conflict with existing trees, retaining walls, utilities, and similar physical barriers, or other curbside uses. The Department of Planning and Community Development may grant such increases for projects not subject to review by the Redevelopment Board or Zoning Board of Appeals.

6.3.5. Computation When computation of the number of public shade trees results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number. The Arlington Redevelopment Board may allow the owner to make a financial contribution to the Arlington Tree Fund in an amount equivalent to the full and fair market value of the additional whole tree.

DOCUMENTS\2025 WARRANT ARTICLE-ZBL 6.3 amend v1 1-13-25

¹ MGL c.87, s.7 "...The tree warden, or a private organization acting with the written consent of the tree warden, may plant shade trees acquired with public or private funds in a public way, or if he deems it expedient, upon adjoining land at a distance not exceeding 20 feet from the layout of such public way...."

Robert J. Annese
1171 Massachusetts Avenue
Arlington, MA 02147
617-669-7096
law@robertannese.com

January 21, 2025

VIA EMAIL

Rachel Zsembery, Chair
Arlington Redevelopment Board
c/o Department of Planning and Community Development
730 Mass Ave
Arlington, MA 02476

RE: Proposed Amendment to B1 Zone

Dear Chair Zsembery:

As a long-time owner of property located in a B1 zone at 1171 Massachusetts Avenue, I am in favor of the plan for the proposed change which would amend the B1 zone to a B2A zone the results of which will give B1 zone owners flexibility which they do not presently have with respect to development of their property.

The fact that properties in the B1 zone do not presently allow owners of those properties to have a degree of flexibility with respect to development of their property puts them at a decided disadvantage when comparing those properties with properties in higher B zones and even properties that are being developed in accordance with Chapter 40B.

I am given to understand that the proposed change will continue the mixed-use component for those B1 zone properties being changed to B2A properties.

That approach will continue to allow and, in all likelihood, encourage B1 owners to develop their property retaining a mixed-use component and, in many cases an enhanced retail or office component as part of their development plans.

One of the goals of the Master Plan, as I understand it, is to create additional residential living space in the Town and I believe the proposed amendment is in furtherance of that goal and additionally a mixed-use blend of real estate along the main thoroughfares in the Town will demonstrate that the streetscape abutting those areas is not going to be devoted entirely to residential but will contain vibrant commercial areas throughout the Town.

Very truly yours,


Robert J. Annese

cc: Sarah Suarez, Assistant Director (via email)

From: Rachel Roth

Sent: Monday, January 27, 2025 1:53 PM

To: Claire Ricker

Cc: Jim Feeney; Ashley Maher

Subject: Redevelopment Board meetings should be hybrid like other Town meetings

Dear Ms. Ricker,

By my reckoning, the Arlington Redevelopment Board has been meeting solely in person for about the last two years.

As far as I know, it is the only board with no virtual option.

I ask (again) that the Board add a hybrid option by the next meeting. I would have thought two years sufficient to figure out the logistical challenges with space and technology.

The Board addresses matters of broad public interest, especially this time of year when zoning changes are being considered in the run-up to Town Meeting.

I thank you in advance for your response to this message.

Sincerely,

Rachel Roth
Arlington MA

From: Michael Tarantino
Sent: Monday, January 27, 2025 1:19 PM
To: Claire Ricker
Cc: Michael Tarantino <mike@mfandtna.com>
Subject: Proposed Amendment to B1 Zone

Hello Claire,

Thank you for taking the time to speak with me today.

My wife and I have owned the property at 1090 Massachusetts Avenue, currently zoned as B1 since 2004.

I wanted to go on the record in support of any changes to the B1 zone that would be beneficial to developing my mixed-use property.

Please forward the memo that you mentioned about the B1 / B2A changes when you have a moment.

Than you again for your time.

Regards,
Mike Tarantino

Mike@mfandtna.com
Direct: 781-483-0000
Cell: 781-443-2081
Fax: 781-641-9595